

**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING MINUTES**

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, July 29, 2024
TIME: 8:30 a.m.
PLACE: Room C1021, County Courthouse, Jefferson WI

1. Call to Order

The meeting was called to order by Chairman Jaeckel at 8:30 a.m.

2. Roll Call (Establish a Quorum)

Supervisors Jaeckel, Nass, Poulson, Foelker were present, and Supervisor Richardson was present via Zoom. Other County staff in attendance were County Administrator Ben Wehmeier, Assistant to County Administrator Michael Luckey, Corporate Counsel Danielle Thompson and Register of Deeds Staci Hoffman. Zoning Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen, Taylor Gray and Shari Fishback. Members of the public present were Anita Martin, Karen Kacheris and Ted Mueller, Chairperson from Town of Concord. Ben Kacheris, JT Cestkowski and Attorney Terry Booth were present via Zoom.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson confirmed that meeting was being held in compliance.

4. Approval of the Agenda

Motion by Poulson, second by Foelker to approve the agenda. Motion passes on a voice vote, 5-0.

5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)

Anita Martin addressed the committee regarding the Badger State River solar project with regards to upcoming request for their fourth extension, drain needs maintenance and concern for noise level.

Ted Mueller spoke on behalf of the Town of Concord in favor of the salvage yard license renewal for Jack's Auto Ranch.

6. Approval of meeting minutes from June 20, June 24, July 12, July 18

Motion by Poulson/Foelker, to approve June 20, 2024 minutes as written. Motion passed on a voice vote 5-0.
Motion by Foelker/Poulson, to approve June 24, 2024 minutes as written. Motion passed on a voice vote 5-0.
Motion by Poulson/Foelker, to approve July 12, 2024 minutes as written. Motion passed on a voice vote 5-0.
Motion by Jaeckel/Poulson, to approve July 18, 2024 minutes as written. Motion passed on a voice vote 5-0.

7. Communications

Zangl had nothing other than the agenda items

8. June Monthly Financial Report for Register of Deeds

Staci Hoffman reported low recordings and low transfer fees.

9. July Monthly Financial Report for Land Information Office

Zangl reported that the Land Information Office is status quo.

10. July Monthly Financial Report for Zoning

Zangl reported that the Zoning Department is status quo for permitting year to date and revenues are slightly lower than 2023 but still comparable.

11. Discussion on Solar Energy Facilities

- a. Crawfish River Solar – Project is almost complete.
- b. Badger State River – Zangl reported after speaking with project manager, there will be a request for a fourth extension, anticipating project to start in Spring 2025.
- c. Sinnissippi Solar - Project has been very quiet. No update.
- d. Hackbarth Solar – Making good progress on pilings and rack, grading and underground wiring nearly complete, expected to make connection into grid with WE Energies in October.

12. Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia

Zangl reported project has been quiet. No updates.

13. Discussion and Possible Action on 2025 Salvage Yard Licenses

Zangl reported inspections were completed. All were looking better. Supervisor Poulson requested a separate vote for salvage yard on Hwy. 18 in Sullivan. Motion by Foelker/Poulson to approve all but Hwy. 18. Motion approved on a 5-0 voice vote.

On Hwy 18, motion by Jaeckel/Foelker to do a quarterly inspection with owner present. If out of compliance, give two weeks to bring it into compliance or start process to revoke license. Motion approved on a 5-0 voice vote.

14. Discussion and Possible Action on 2025 Planning & Development Dept. Budget and Fee Schedule

Zangl reviewed department budgets for Zoning, Land Information and Solid Waste. Discussed some fee increases due to being time consuming, requiring multiple staff members, revisions, reconnection, mandatory sanitary state fee and adding a refund policy language to the bottom of the fee chart. Supervisor Nass requested Zangl to give brief explanation from Land Information Council meeting last week about Daniel's Law and the elimination of the personal property tax law. Motion was made by Poulson/Foelker to approve. Motion passed on a 5-0 voice vote.

15. Discussion and Possible Action on a lot line/zone adjustment at W5138 & W5180 Bark River Road, PIN 016-0514-0124-000 and 016-0514-0124-001 in the Town of Koshkonong

Zangl explained this to be a land swap, same acreage, to adjust for field driveway. Motion was made by Poulson/Foelker to approve as presented. Motion was approved on a 5-0 voice vote.

16. Discussion and Possible Action on Petitions Presented in Public Hearing on July 18, 2024:

APPROVED R4544A-24 – Benjamin & Karen Kacheris: Request for the A-3 zoned lot to be subdivided to create a 2.0-acre lot and a 1.0-acre lot on **Pioneer Drive** in the Town of Concord, parcel 006-0716-2913-002. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Foelker/Poulson to approve the rezone request as presented. Motion approved on a 5-0 voice vote.

APPROVED R4545A-24 – Chris Heinecke: Rezone approximately 1.6 acres to be added to existing 2.0-acre A-3 lot for a total lot size of 3.66 acres on **County Road B**, Town of Concord, from parcel 006-0716-1813-005. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4546A-24 – R&W Ventures LLC: Rezone to create a 3.3-acre lot around existing buildings as a farm consolidation at **W4178 State Road 106**, Town of Hebron, from parcel 010-0615-3214-000. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Jaeckel/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4547A-24 – R&W Ventures LLC: To create three – 2.0 acre lots at **W4178 State Road 106**, Town of Hebron, from parcel 0110-0615-3214-000. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

POSTPONED R4548A-24 – Michael Braatz: Rezone to create a 2.0-acre parcel at **N7513 County Road F**, Town of Ixonia, from parcel 012-0816-3431-000. Property is owned by John A & Nancy C Braatz Trust. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion approved by Jaeckel/Foelker to postpone for redesign. Motion approved on 5-0 voice vote.

APPROVED R4549A-24 – Courtney Dunkelberger: Rezone a 1.1-acre lot along **Schwemmer Lane**, Town of Koshkonong, parcel 016-0514-1733-000. Owners are Daniel & Melanie Dunkelberger. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED CU2131-24 – Ryan & Nicole Meyers: Conditional use to allow for a 1280 sq. ft. addition to a previously approved 2880 sq ft. extensive onsite storage structure in R-2 at **W9017 US Highway 18**, Town of Oakland, on parcel 022-0613-0543-003. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion by Jaeckel/Poulson to approve the rezone request as presented. Motion approved on a 5-0 voice vote.

APPROVED CU2130-24 – Todd Crawley & Jennifer Blossom: Conditional use to expand from 20 dogs to 40 dogs in an A-3 at **N6304 Coffee Road**, Town of Farmington, on parcel 008-0715-1523-002. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion by Poulson/Nass to approve the rezone request as presented. Motion approved on a 5-0 voice vote.

17. Planning and Development Department Update

Zangl also reported that the GIS is good, and Laura has been working with City of Watertown on their maps and with the City of Fort Atkinson to create maps. He will be attending a meeting for the Town of Oakland subdivision and will keep watch on all the solar farm projects.

18. Possible Future Agenda Items

None

19. Discussion on Upcoming Meeting Dates:

August 9, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
August 15, 7:00 p.m. – Public Hearing in Courthouse Room C2063
August 26, 8:30 a.m. – Decision Meeting in Courthouse Room C1021
September 13, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
September 19, 7:00 p.m. – Public Hearing in Courthouse Room C2063
September 30, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

20. Adjourn

Supervisor Nass/Foelker made a motion to adjourn the meeting. Meeting adjourned at 9:58 a.m

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room C1040 at 311 S Center Ave between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

A quorum of any Jefferson County Committee, Board, Commission, or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.

MINUTES
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson

SUBJECT: Planning and Zoning Committee Site Inspections

DATE: August 9, 2024

TIME: 8:00 a.m.

PLACE: Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI in Room C1049

1. **Call to Order** – The meeting was called to order by Supervisor Jaeckel @ 8:01 a.m.
2. **Roll Call (Establish a Quorum)** –All Supervisors were present. Zoning staff present was Sarah Elsner.
3. **Certification of Compliance with Open Meetings Law** – Supervisor Poulson confirmed the meeting is in compliance.
4. **Approval of the Agenda** - Supervisor Poulson made motion to approve agenda, seconded by Supervisor Foelker. Motion passed on voice vote, 5-0.
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)** – None.
6. **Communications** - There were no communications.
7. **Site Inspections for Petitions to be Presented in Public Hearing on August 15, 2024:**

R4551A-24 – Tim & Karen Maloney: Rezone 1.5 acres and combine with Lot 3 CSM 5568 to create a 2.5-acre lot at **N1198 Fremont Road** in the Town of Cold Spring, parcel # 004-0515-2123-000.

R4552A-24 – Scott & Joyce Schiefelbein: Rezone from A-1 to A-3 from parcels 006-0716-2212-000 & 006-0716-2213-000 and rezone parcel 006-0716-2221-005 from A-T to A-3 to create a 2.2-acre lot along **Grey Fox Trail** in the Town of Concord.

R4553A-24 – William Guernsey: Rezone approximately 41.648 acres from A-1 to A-2 at **W9453 Rucks Road** in the Town of Oakland, parcel #022-0613-1912-000.

CU2132-24 – William Guernsey: Conditional use to allow for a campground at **W9453 Rucks Road** in the Town of Oakland, parcel# 022-0613-1912-000.

R4554A-24 – Eggert Acres LLC: Rezone 4.5-acre lot along **Island Road**, near Setz Ln, in the Town of Waterloo, from parcel # 030-0813-1141-001.

8. **Adjourn** - Motion made by Supervisor Poulson, seconded by Supervisor Nass to adjourn at 11:00 a.m. Motion passed on voice vote, 5-0.

If you have questions regarding the petitions, please contact the Planning & Development Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room C1040 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

A quorum of any Jefferson County Committee, Board, Commission, or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

A digital recording of the meeting will be available in the Planning & Development Department upon request.

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker; Cassie Richardson

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, August 15, 2024
TIME: 7:00 p.m. (Doors will open at 6:30)
PLACE: **JEFFERSON COUNTY COURTHOUSE, ROOM C2063**
311 S. CENTER AVE, JEFFERSON, WI 53549
OR Via Zoom Videoconference

PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:

You are invited to a Zoom meeting.
When: August 15, 2024, at 07:00 PM Central Time (US and Canada)
Meeting ID: 957 3344 0565
Passcode: Zoning

Register in advance for this meeting:

<https://zoom.us/j/95733440565?pwd=eHZRbHZXWXhlUnlKdkhtOXhoTmtNZz09>

After registering, you will receive a confirmation email containing information about joining the meeting.

1. Call to Order
The meeting was called to order by Chairman Jaeckel at 7:00 p.m.
2. Roll Call
All members of the committee except Nass and Richardson were present at 7:00 p.m. Also present were staff members Sarah Elsner and Taylor Gray. No one was present via Zoom.
3. Certification of Compliance with Open Meetings Law
Supervisor Poulson verified that the meeting was being held in compliance with Open Meetings Law.
4. Approval of Agenda
Motion by Supervisors Poulson to approve the agenda. Motion passed 3-0.
5. Public Hearing
Elsner read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, August 15, 2024, in Room C2063 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES SHALL BE PRESENT EITHER IN PERSON OR VIA ZOOM.** Matters to be heard are petitions to amend the official zoning map and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, except holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

Decisions for Conditional Use Permits will be made on **August 26, 2024**
Recommendations by the Committee for Rezones will be made on **August 26, 2024**
Final decision will be made by the County Board on **September 10, 2024**

FROM A-1 EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

All are in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance

R4550A-24 – Ivan & Elizabeth Yoder: Rezone to create a 2.0-acre lot at **W6184 Star School Road** in the Town of Koshkonong, PIN 016-0514-2114-000.

PETITIONER: Matt Yoder (W6184 Star School Rd, Fort Atkinson, WI) presented himself as the petitioner for the rezone. Yoder is requesting a 2-acre lot be rezoned to A-3 so that a house can be built in the corner of the property. in the corner of the property. Yoder acknowledges that the remaining A-1 land will need an access point and that the access point will be a shared driveway.

COMMENTS IN FAVOR: None

COMMENTS OPPOSED: None

REBUTTAL: None

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4551A-24 – Tim & Karen Maloney: Rezone 1.5 acres and combine with Lot 3 CSM 5568 to create a 2.5-acre lot at **N1198 Fremont Road** in the Town of Cold Spring, PIN 004-0515-2123-000.

PETITIONER: Tim Maloney (W4550 Findlay Rd, Whitewater, WI) presented himself as the petitioner for the rezone. Maloney states that he lives approximately 1.5 miles down the road. Maloney states they have bought additional land, including a 28-acre lot, to combine with the house at the recommendation of the Zoning Office.

COMMENTS IN FAVOR: None

COMMENTS OPPOSED: None

REBUTTAL: None

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4554A-24 – Eggert Acres LLC: Rezone to create a 4.5-acre lot along **Island Road**, near Setz Ln. in the Town of Waterloo, from PIN 030-0813-1141-001.

PETITIONER: Charley Eggert (204 Lake Shore Dr, Lake Mills, WI) presents himself as the petitioner for the rezone. Eggert explains that the 4.5-acre lot he wants rezoned will be sold and a house will be built. Eggert recognizes the need for the affidavit upon the board's decision if all splits will be used to create the lot as it is over 4 acres.

COMMENTS IN FAVOR: None

COMMENTS OPPOSED: None

REBUTTAL: None

STAFF: Given by Elsner and in the file.

TOWN: In favor.

**FROM A-T, AGRICULTURAL TRANSITION & A-1, EXCLUSIVE AGRICULTURAL TO A-3,
AGRICULTURAL/RURAL RESIDENTIAL**

All are in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance

R4552A-24 – Scott & Joyce Schiefelbein: Rezone from A-1 to A-3 from PINs 006-0716-2212-000 & 006-0716-2213-000 and rezone PIN 006-0716-2221-005 from A-T to A-3 to create a 2.2-acre lot along **Grey Fox Trail** in the Town of Concord.

PETITIONER: Scott Schiefelbein (N6077 Country View Ln, Sullivan, WI) presents himself as the petitioner for the rezone. Schiefelbein explains the history of the lot, stating that one access used to serve three properties. Schiefelbein states that after the road access changed, one lot was being taxed as residential land, despite being wooded. Schiefelbein states him and his wife have intentions of turning the lot into a preservation area. The remaining A-1 land will still be served by a 66-foot access point. Schiefelbein also states that the area has been mowed and maintained by himself for as long as he has owned the property.

COMMENTS IN FAVOR: None

COMMENTS OPPOSED: None

REBUTTAL: None

STAFF: Given by Elsner and in the file.

TOWN: In favor.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL BUSINESS
WITH CONDITIONAL USE**

All are in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance

R4553A-24 – William Guernsey: Rezone approximately 41.648 acres from A-1 to A-2 at **W9453 Rucks Road** in the Town of Oakland, PIN 022-0613-1912-000.

PETITIONER: William Guernsey (N3627 West Cedar Rd, Cambridge, WI) presents himself as the petitioner for the rezone and conditional use. Guernsey explains that the town has approved the rezone and acknowledges that one yurt will need to be moved to comply with Jefferson County's Shoreland Ordinance. Guernsey explains that they are willing to make these adjustments and will be procuring more signage for the campground. Guernsey anticipates opposition.

COMMENTS IN FAVOR: Adam Hebb (W9525 Rucks Rd, Cambridge, WI) spoke in favor of the petition(s). Hebb owns the property adjacent to the Guernsey property and states that with proper signage, all previous problems will be solved.

COMMENTS OPPOSED: None

REBUTTAL: None

STAFF: Given by Elsner and in the file.

TOWN: In favor.

CU2132-24 – William Guernsey: Conditional use to allow for a campground at **W9453 Rucks Road** in the Town of Oakland, PIN 022-0613-1912-000.

PETITIONER: William Guernsey (N3627 West Cedar Rd, Cambridge, WI) presents himself as the petitioner for the rezone and conditional use. Guernsey explains that the town has approved the rezone and acknowledges that one yurt will need to be moved to comply with Jefferson County’s Shoreland Ordinance. Guernsey explains that they are willing to make these adjustments and will be procuring more signage for the campground. Guernsey anticipates there will be opposition. Guernsey proposed a possible 3rd site to the campground, states there is no water or electric provided to the campground, and port-a-potties will be provided as a bathroom solution. Guernsey states solar powered lights and trail cameras provide security and lighting to the campground. “No Trespassing” signs will provide additional coverage of the campground.

COMMENTS IN FAVOR: Adam Hebb (W9525 Rucks Rd, Cambridge, WI) spoke in favor of the petitions. Hebb owns the property adjacent to the Guernsey property and states that with proper signage, all previous problems will be solved.

COMMENTS OPPOSED: None

REBUTTAL: None

STAFF: Given by Elsner and in the file.

TOWN: In favor.

6. Adjourn

Motion by __Foelker__ and seconded by __Poulson__ to adjourn the meeting at __7:25__ p.m.

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at this meeting should contact the County Administrator 24 hours prior to the meeting at 920-674-7101 so appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.

Register of Deeds

July

2024

Program/Service Description	Output Measures			YR to Date	Current Yr. Target
	2022	2023	2024	Totals	%
Documents Recorded	1,014	846	978	5,990	47%
Vital Records Filed	203	206	195	1,349	56%
Vital Record Copies	1,363	1,302	1,478	9,024	60%
ROD Revenue (Gross Total)	\$ 230,223.68	\$ 163,477.84	\$ 203,033.10	\$1,136,594.63	63%
Transfer Fees	\$ 35,723.40	\$ 23,722.50	\$ 30,704.52	\$ 165,781.44	50%
LIO Fees	\$ 8,762.00	\$ 7,410.00	\$ 8,591.00	\$ 52,765.00	48%
Document Copies	\$ 7,224.11	\$ 6,489.92	\$ 5,638.17	\$ 37,944.17	69%
Laredo	\$ 4,600.57	\$ 3,870.42	\$ 4,784.33	\$ 29,216.26	91%
ROD Revenue to General Fund	\$ 67,761.08	\$ 51,495.84	\$ 61,041.02	\$ 355,861.87	54%
Percentage of Documents eRecorded	73%	80%	68%	63%	
Budget Goals Met	Yes	Yes	Yes	No	No
Back Indexed	1,014	3,413	1,502	20,000	0%

Wisconsin Register of Deeds Association:

Continue to work on 2023 WI Act 235, judicial officer privacy bill. We have identified several items that will need clarification from the bill author and the legislature.

Register of Deeds Office:

The staff continues to work on back indexing documents for easier access. Giving our searchers and staff the ability to search documents by name and legal description back to 1942.

Wisconsin Counties Association Board of Directors:

Nothing new to report.

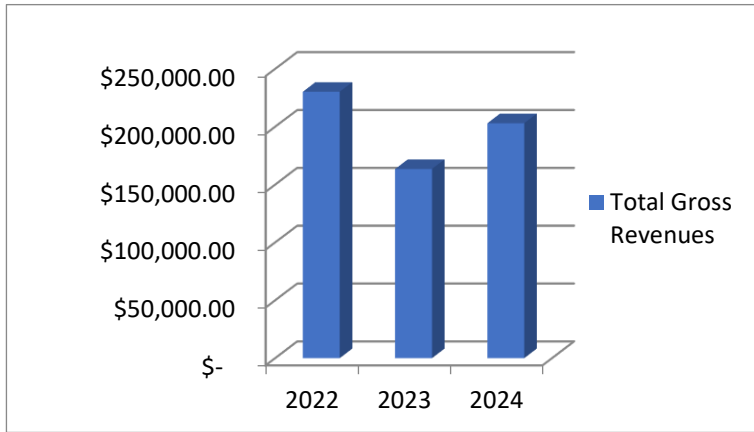
Wisconsin Public Records Board:

Nothing new to report.

Register of Deeds Year to Date Budget Report

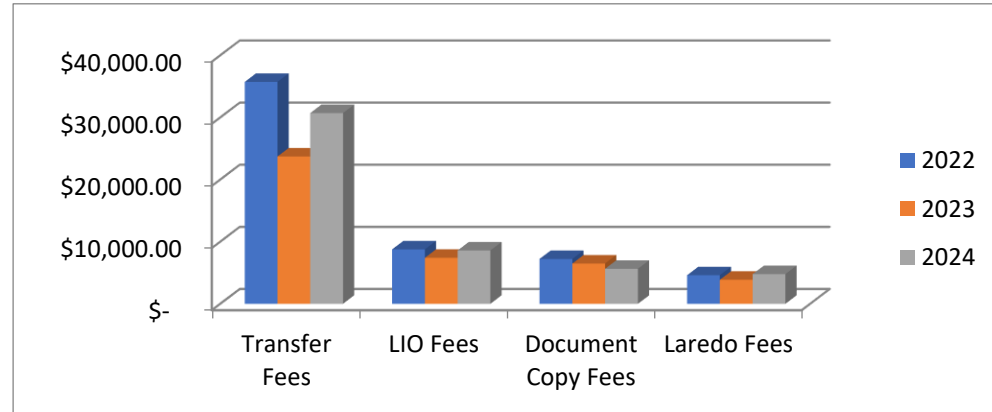
July

ROD Total Gross Revenues

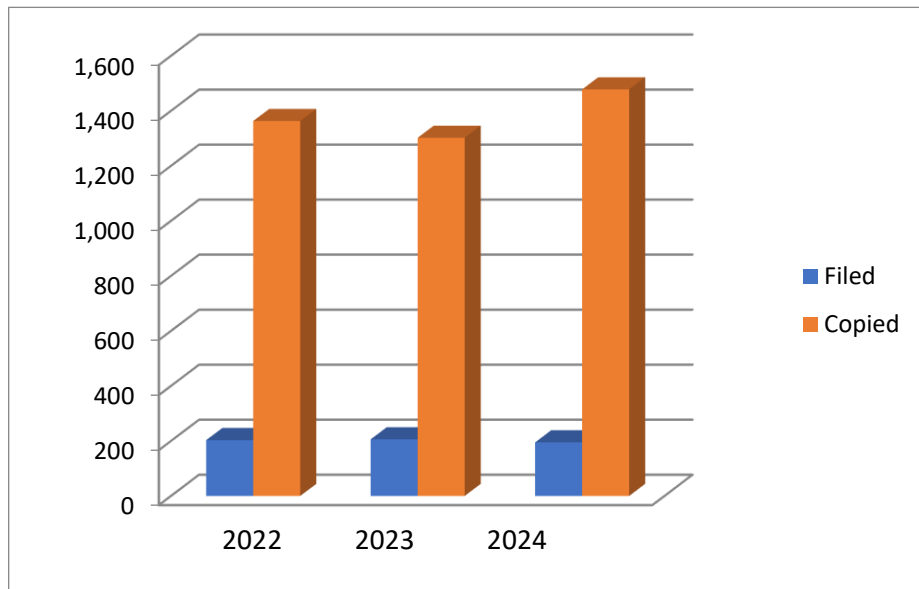


2024

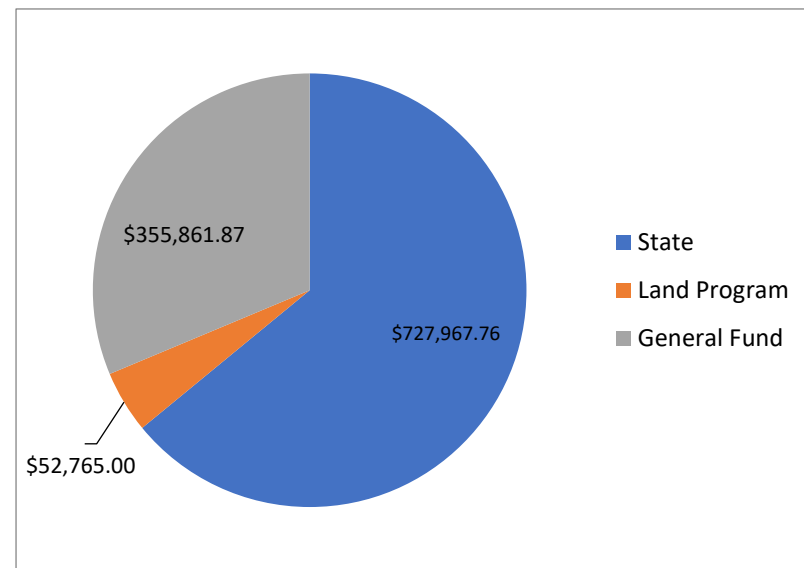
Land Related Revenue



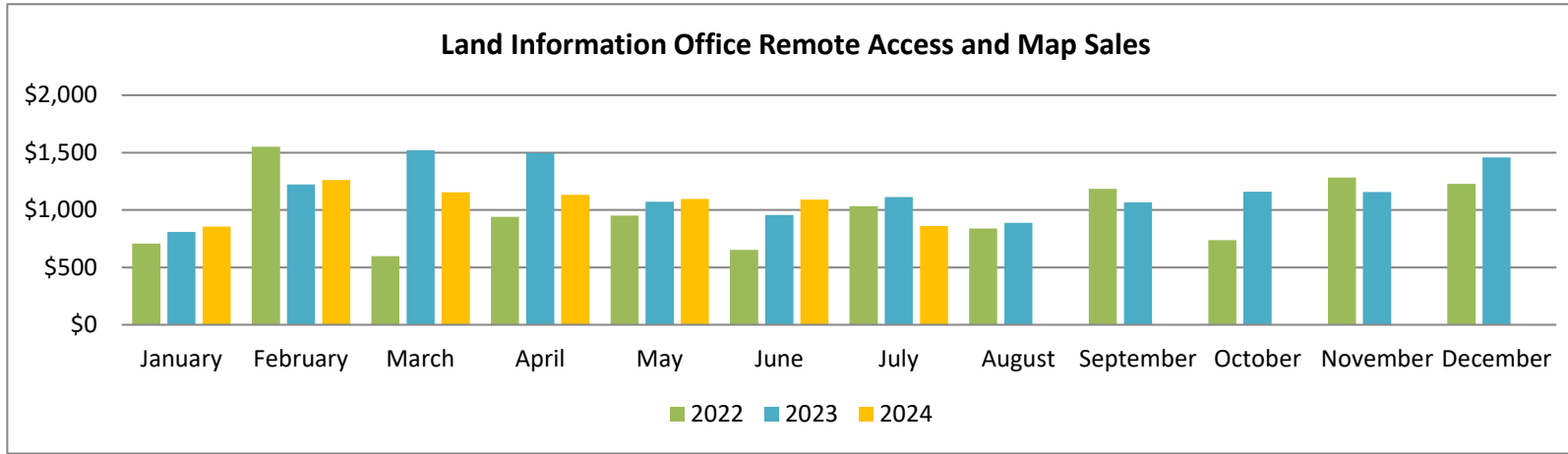
Vital Records



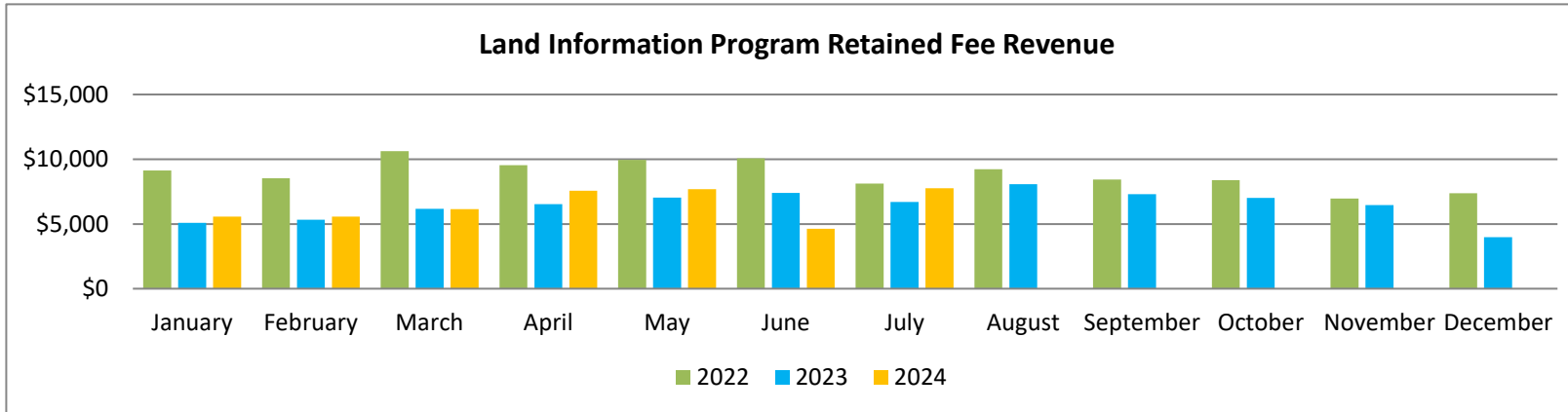
Year to Date Revenue Payout



Land Information Monthly Revenue Report July 2024





Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
854	1,262	1,155	1,132	1,097	1,091	860	0	0	0	0	0	7,451	13,300
												56.0%	



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
5,568	5,558	6,136	7,568	7,688	4,624	7,760	0	0	0	0	0	44,902	102,000
												44.0%	

Jefferson County Planning and Zoning Department

Enter Year:

PDF:  Excel: 

Enter 2023 Actual Zoning Deposit:

Enter 2024 Budget Revenues:

MTH	Recording Fees 1.239022	Wisconsin Fund Grants 7102.421001	Real Estate Description Charges 12501.451006	Other Govt Land Info Charges 12501.472011	LIP (12503) Intergovernmental Charges 12503.472011	Other Permits/LU 12901.432099	Private Parties Copies/Maps 12901.451002	Municipal Copies/Printing 12901.472003	Private Sewage System (County) 12901.432002	Soil Testing Fee 12901.458010	Farmland Qualifying Acreage Schedule 12901.458015	Farmland Agreement App 12901.458014	Farmland Preservation Fee/ Certs 12901.458001	Septic Replacement Fee/ Wis Fund 12901.458002	Zoning Ordinance Forfeitures 12901.441002	Refunds	2024 Totals	2023 Totals	2023-2024 Difference
Jan	390.00		610.62	5.00	1,500.00	9,490.00	500.00		4,750.00	720.00							17,965.62	9,612.83	8352.79
Feb	510.00		512.09	144.90	8,000.00	13,613.00	314.54		5,450.00	1,040.00							29,584.53	18,360.00	11224.53
Mar	510.00		140.78	303.75	500.00	14,631.00	128.35		5,775.00	560.00							22,548.88	25,995.63	-3446.75
Apr	1,140.00		258.76	147.70	500.00	14,885.00	1.00		7,150.00	1,760.00							25,842.46	22,866.04	2976.42
May	720.00		274.41	75.00	1,500.00	17,735.00	0.50		11,325.00	1,200.00							32,829.91	21,255.00	11574.91
June	570.00		524.94	20.00		14,550.00	6.29		6,575.00	960.00							23,206.23	25,991.25	-2785.02
July	360.00		45.67	10.00		13,425.00			5,150.00	880.00					427.50		20,298.17	22,215.04	-1916.87
Aug	420.00		93.39	42.35		13,285.00			6,050.00	1,120.00							21,010.74	21,947.41	-936.67
Sept																		19,135.02	-19135.02
Oct																		18,969.42	-18969.42
Nov																		20,253.92	-20253.92
Dec																		14,223.74	-14223.74
Total	4,620.00		2,460.66	748.70	12,000.00	111,614.00	950.68		52,225.00	8,240.00					427.50		193,286.54	240,825.30	-47538.76

2023 Actual Zoning Deposit: Please Enter Deposit

2024 Budget Revenues: Please Enter Revenues

2024 Deposits YTD: \$193,286.54

Matt Zangl

From: Peter Murphy <peter@oneenergyrenewables.com>
Sent: Monday, August 5, 2024 10:17 AM
To: Tyler Johnson; Matt Zangl; Brian Udovich
Cc: Tyson Strankman
Subject: RE: Hackbarth Solar / Jefferson County monthly check-in

This Email has originated from outside Jefferson County's Email Domain. Please verify the Sender before opening any links or attachments. - Jefferson County MIS

8/5/2024

Hackbarth Solar status update:

- Piles are installed, adding torque tubes in the next week. Then fabricating our skids for our transformers and equipment. Racking starting next week, followed by modules. Modules are all on site.
- No more big deliveries, except for our skids that come together on a truck. No more big trucks coming in or out other than that one.
- There's a bunch of burnouts on the road there, there are some kids at the neighbor's residence that do burnouts on the road.
- We're on schedule, no slow-downs or delays. The last thing that could delay us would be the skids but we don't anticipate that happening.
- WE Energies will be boring under the highway for the 3-phase extension. This will happen after skids are put in in late September and so would expect this work to start in October.

PETER MURPHY
Project Manager + Development

262.573.3089 |Direct

peter@oneenergyrenewables.com

-----Original Appointment-----

From: Peter Murphy
Sent: Thursday, March 21, 2024 11:23 AM
To: Peter Murphy; Tyler Johnson; Matt Zangl; Brian Udovich
Cc: Tyson Strankman
Subject: Hackbarth Solar / Jefferson County monthly check-in
When: Monday, August 5, 2024 9:30 AM-10:00 AM (UTC-06:00) Central Time (US & Canada).
Where: <https://oneenergyrenewables.zoom.us/j/4131812199?omn=83818413529&from=addon>

Peter Murphy is inviting you to a scheduled Zoom meeting.



July 31, 2024

Mr. Cru Stublely
Secretary to the Commission
Public Service Commission of Wisconsin
4822 Madison Yards Way
Madison, WI 53705-9100

Docket No. 9800-CE-100: Report for 2nd Quarter 2024 on the Certificate of Public Convenience and Necessity of Badger State Solar, LLC to Construct a Solar Electric Generation Facility, to be Located in Jefferson County, Wisconsin

Dear Mr. Stublely,

Pursuant to Order Point 6, we are submitting this quarterly report for the 2nd quarter of 2024.

- a. Construction Commencement Date;
 - Construction has not yet commenced. The current deadline for the start of construction is September 30, 2024. Ongoing PPA negotiations with the project offtaker may result in a delay of construction commencement. A potential request for extension will be evaluated closer to the current construction start date of September 30, 2024.
- b. Major Construction and Environmental Milestones;
 - No major construction or environmental updates were completed this quarter.
- c. Construction Updates, In-Service Date and Percent Completion;
 - No construction activity has commenced as of the end of the reporting period.
 - Subject to Badger State's negotiations with its offtake partner, the anticipated in-service date for the 149 MW Badger State Solar is August 1, 2025.
- d. Placed in Service Date;
 - No facilities have been placed in service as of the end of the reporting period.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Paul Harris", written over a horizontal line.

Paul Harris
Badger State Solar, LLC
paul@rangerpower.com
(847) 707-1395
320 N. Sangamon St.
Suite 1025
Chicago, IL 60607



We Energies
231 W. Michigan St.
Milwaukee, WI 53203
www.we-energies.com

July 30, 2024

Mr. Cru Stublely
Secretary to the Commission
Public Service Commission of Wisconsin
4822 Madison Yards Way
Madison, WI 53707-7854

Dear Mr. Stublely:

Application of Wisconsin Electric Power Company and Wisconsin Gas LLC for a Certificate of Authority under Wis. Stat. § 196.49 and Wis. Admin. Code § PSC 133.03 to Construct a System of New Liquefied Natural Gas Facilities and Associated Natural Gas Pipelines near Ixonia and Bluff Creek, Wisconsin—Docket No. 5-CG-106

On December 21, 2021, the Commission issued an Order in the above referenced docket. In accordance with Condition 30 of the Order, the Company is submitting the quarterly report for the second quarter of 2024.

If you have any questions regarding this project, please contact me at (414) 221-3685 or richard.stasik@wecenergygroup.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard F. Stasik'.

Richard F. Stasik
Director – State Regulatory Affairs

Attachment

Public Service Commission of Wisconsin
RECEIVED: 7/31/2024 9:37:58 AM

We Energies
Bluff Creek & Ixonia Liquefied Natural Gas (LNG) Facilities
Docket 5-CG-106
Q2 2024 Progress Report

1. Major Construction Milestones

Milestone	Bluff Creek		Ixonia	
	Forecast	Actual	Forecast	Actual
Start of Construction		1/05/2022		1/13/2022
Tank Foundation Mobilization		1/21/2022		3/14/2022
Start Outer LNG Tank	5/16/2022	4/15/2022	6/23/2022	6/14/2022
BOP Buildings Erected	12/16/2022	1/04/2023	12/16/2022	1/06/2023
LNG Outer Tank Roof Complete	1/30/2023	12/14/2022	3/10/2023	3/07/2023
Start Inner LNG Tank	2/07/2023	12/02/2022	3/13/2023	1/24/2023
Delivery of Equipment	8/08/2023	8/14/2023	8/28/2023	9/11/2023
Tank Mechanical Completion Date	8/18/2023	10/5/2023	11/01/2023	10/26/2023
Commercial Operation	11/30/2023	11/30/2023	2/16/2024	2/23/24

2. Summary Status of Construction – Bluff Creek & Ixonia

The overall construction is 99 percent complete and the status of the work is as follows:

- Installation of site entrances and access roads is complete at both sites.
- Installation of the LNG tank foundation is complete at both sites.
- Raising of the LNG outer tank roof is complete at both sites.
- Installation and welding of the outer LNG tank is complete at both sites.
- Installation and welding of the inner LNG tank is complete at both sites.
- Hydro-test on the inner LNG tank is complete at both sites.
- Installation of the LNG tank containment is complete at both sites.
- Installation of the gas piping to tie into the existing gas laterals is complete at both sites.
- Installation of the equipment and administration buildings is complete at both sites.
- Installation and welding of the process piping is complete at both sites.
- Installation of electrical work is complete at both sites.
- Mechanical Completion of the tank at both sites is complete.

3. Startup & Commissioning – Bluff Creek & Ixonia

- Bluff Creek Facility was placed in service on 11/30/2023
- Ixonia Facility was placed in service on 02/23/2024

4. Status of Permits

Federal	Bluff Creek	Ixonia
USACE – Clean Water Act – Section 404	Not Applicable	Issued 5/31/2022
USACE – Rivers & Harbors Act – Section 10	Not Applicable	Issued 5/31/2022
State	Bluff Creek	Ixonia
PSCW - Certificate of Authority	Issued 12/22/2021	Issued 12/22/2021
WDNR - Air Permit (NR 406 & 407)	Issued 7/01/2021	Issued 7/01/2021

We Energies
Bluff Creek & Ixonia Liquefied Natural Gas (LNG) Facilities
Docket 5-CG-106
Q2 2024 Progress Report

WDNR - Construction Site Erosion Control & Stormwater Management Permit (NR 216)	Issued 8/31/2021	Issued 8/31/2021
WDNR – Wetland and Waterway Permits (Ch.30 and Ch. 281.36)	Not Applicable	Issued 1/10/2022
WDNR – Clean Water Act – Section 401 Water Quality Certification	Not Applicable	Issued 1/10/2022
WDNR – WPDES General Permit for Discharges (WI-A057681-05-0)	Issued 7/14/2021	Issued 7/14/2021
Local	Bluff Creek	Ixonia
Town and County - Conditional Use Permit	Issued 8/20/2020	Issued 12/3/2020
County – Flood-zone Permit	Not Applicable	Issued 9/20/2021

5. Actual Project Cost as of June 30, 2024

	Bluff Creek	Ixonia
Land and Land Rights		
Structures and Improvements		
Mains		
Measuring and Regulating Equipment		
Subtotal	201,952,597	201,765,584
AFUDC	17,058,963	20,420,160
Total Actual Cost to Date	219,205,597	224,102,357

- Final project costs will be filed in the first quarter of 2025.

August 14, 2024

VIA EMAIL ONLY (mattz@jeffersoncountywi.gov)

Matt Zangl, Director
Jefferson County Planning and Zoning/Land Information Office
Jefferson County Courthouse
311 South Center Avenue, Room C1040
Jefferson, WI 53549

RE: *Property – N3981 County Rd. E, Sullivan, Wisconsin 53178*
Janice K. Blank Revocable Trust

Dear Mr. Zangl:

Attached for the Committee's consideration is a Petition Request submitted by the Trustee, Richard C. Martin, concerning the relocation of the Property's farm residence.

It is my understanding that this matter will be on the agenda for the Committee's upcoming August 26, 2024 meeting.

Thank you.

Very truly yours,

AXLEY BRYNELSON, LLP

/s/James W. Hammes

James W. Hammes
JWH:dkw

Attachment

cc: Annie Staebler (via email)
Nancy Meeks (via email)
Trustee, Richard C. Martin (via U.S. mail)

August 14, 2024

VIA EMAIL ONLY (mattz@jeffersoncountywi.gov)

Planning & Development Committee
Attn: Matt Zangl, Director
Jefferson County Courthouse
311 South Center Avenue, Room C1040
Jefferson, WI 53549

RE: Property – N3981 County E, Sullivan, Wisconsin 53178

**PETITION REQUEST – RELOCATE THE FARM RESIDENCE TO A LOCATION
MORE THAN 100 FEET OF FARM RESIDENCE BUILT BEFORE JANUARY 15, 1975**

Dear Committee Members:

The Janice K. Blank Revocable Trust Dated August 21, 2013 (herein the “Trust”) owner of the Property located at N3981 County E, Sullivan, Wisconsin 53178 (herein the “Property”). The Property was placed in the Trust with directions that following the death of Janice Blank the successor trustee, Richard Martin (herein the “Trustee”), undertake efforts to sell the property and then distribute the proceeds to several Veteran’s organizations identified in the Trust.

The Trustee, in accordance with the Trust document, has entered into a contract to sell the Property which is comprised of 77 acres, more or less, and is zoned for A-1 Exclusive Agricultural in accordance with the provisions of Section 11.04(f) (herein the “Zoning Code”) of the Jefferson County Zoning Code.

Section 11.04(f) 6. (iii)(a) of the Zoning Code provides that existing farm residences built before January 15, 1975, or its replacement, are permitted accessory uses, provided that any replacement farm residence must be located within 100 feet of the residence built before January 15, 1975, unless otherwise approved by the Planning and Zoning Committee. The Trustee now requests that the Planning and Zoning Committee grant approval for a replacement site that is located more than 100 feet from the farm residence which existed on the Property. In support of this Petition request, the Trustee submits the following:

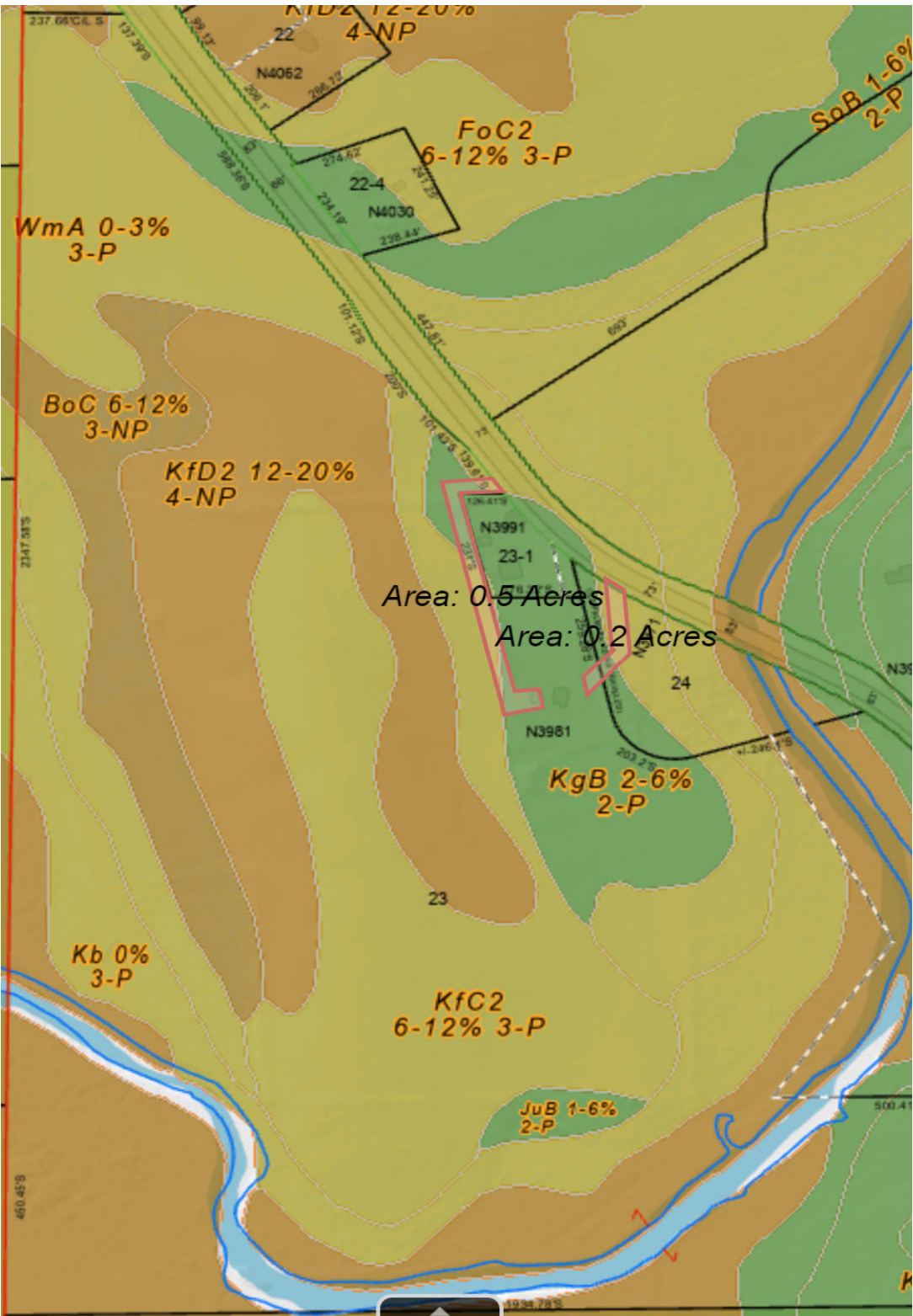
1. Relocation of the farm residence is required because the pre-1975 farm residence is uninhabitable and beyond repair. The Trustee is entering into a contract to raze the farm home and the razing is expected to be completed not later than September 30, 2024.



Other accessory buildings used in the prior farming operations, including a barn and sheds, have long since been removed. Upon razing of the residence, the area surrounding the existing residence can be reclaimed for use as agricultural land.

2. Construction of a replacement farm residence within 100 feet of the pre-1975 farm residence is neither practical nor reasonable for several reasons:
 - **First**, at the time the original farm residence and outbuildings were constructed, County Trunk E abutted the Property. A number of years ago, Jefferson County relocated County Trunk E, and as a result, the boundary of the Property no longer abuts County Trunk E. In order to construct a replacement residence within 100 feet of the pre-1975 farm residence, the County would be required to either convey a right-of-way from County Trunk E to the Property, or alternatively, convey an easement for purposes of ingress and egress from County Trunk E to the Property. Furthermore, construction of a new driveway to provide access to a relocated farm residence would require use of approximately 0.5 acres of Prime (2P) soils.
 - **Second**, construction of a new driveway to provide access to a relocated farm residence located within 100 feet of the pre-1975 farm residence would require that the driveway be located on a curve of County Trunk E. That location would create a safety issue, an issue which can easily be avoided by relocating the driveway to allow access to the proposed site for the relocated farm residence. The following depicts the driveway access which would be required for a replacement residence if the replacement residence were located at the pre-1975 farm residence site, as well as the proposed driveway access and location of the proposed replacement farm residence.

**HOME REPLACEMENT WITHIN 100 FEET FROM EXISTING STRUCTURE
N3981 COUNTY RD E, SULLIVAN, WISCONSIN Replacing current driveway
would require: (1) easement, be on Prime soil, and be near road curve or (2) Require
0.5 acres of prime soil (see following GIS map depiction)**



As an aside, it should be noted that whether the County would grant an easement or convey an appropriate right-of-way so as to provide access from County Trunk E to a replacement farm residence to be located at the pre-1975 farm residence site is uncertain.

The following is a GIS map and a Location Sketch depicting the location of the proposed site for relocation of the pre-1975 farm residence, including the required driveway access. The Committee's approval for relocation of the pre-1975 farm residence to the new site, and the relocation of the driveway, would require use of approximately 0.9 acres of land.

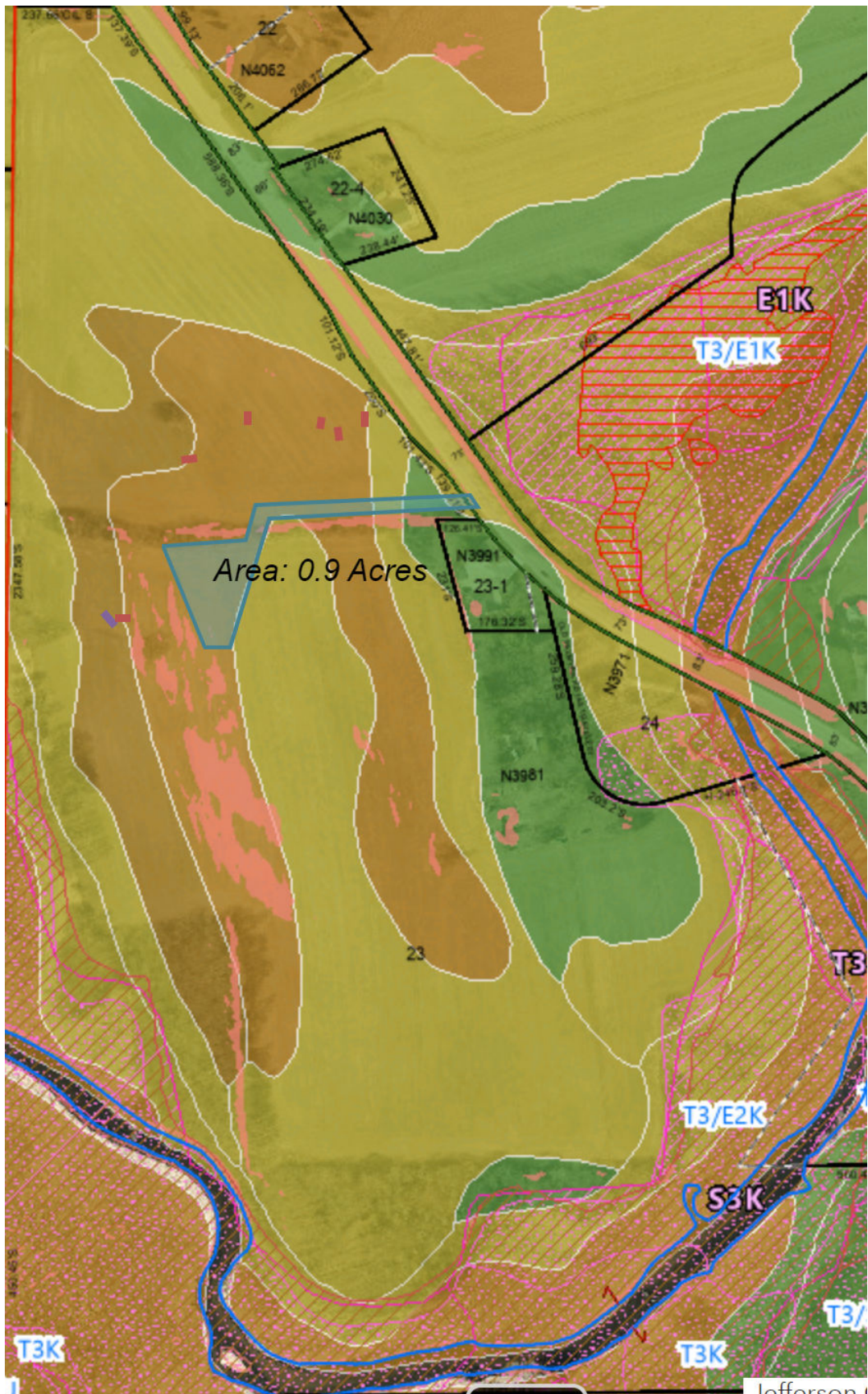
HOME REPLACEMENT MORE THAN 100 FEET FROM EXISTING STRUCTURE

N3981 COUNTY RD E, SULLIVAN, WISCONSIN

Proposed Replacement Site:

1 acre, including driveway (see below)





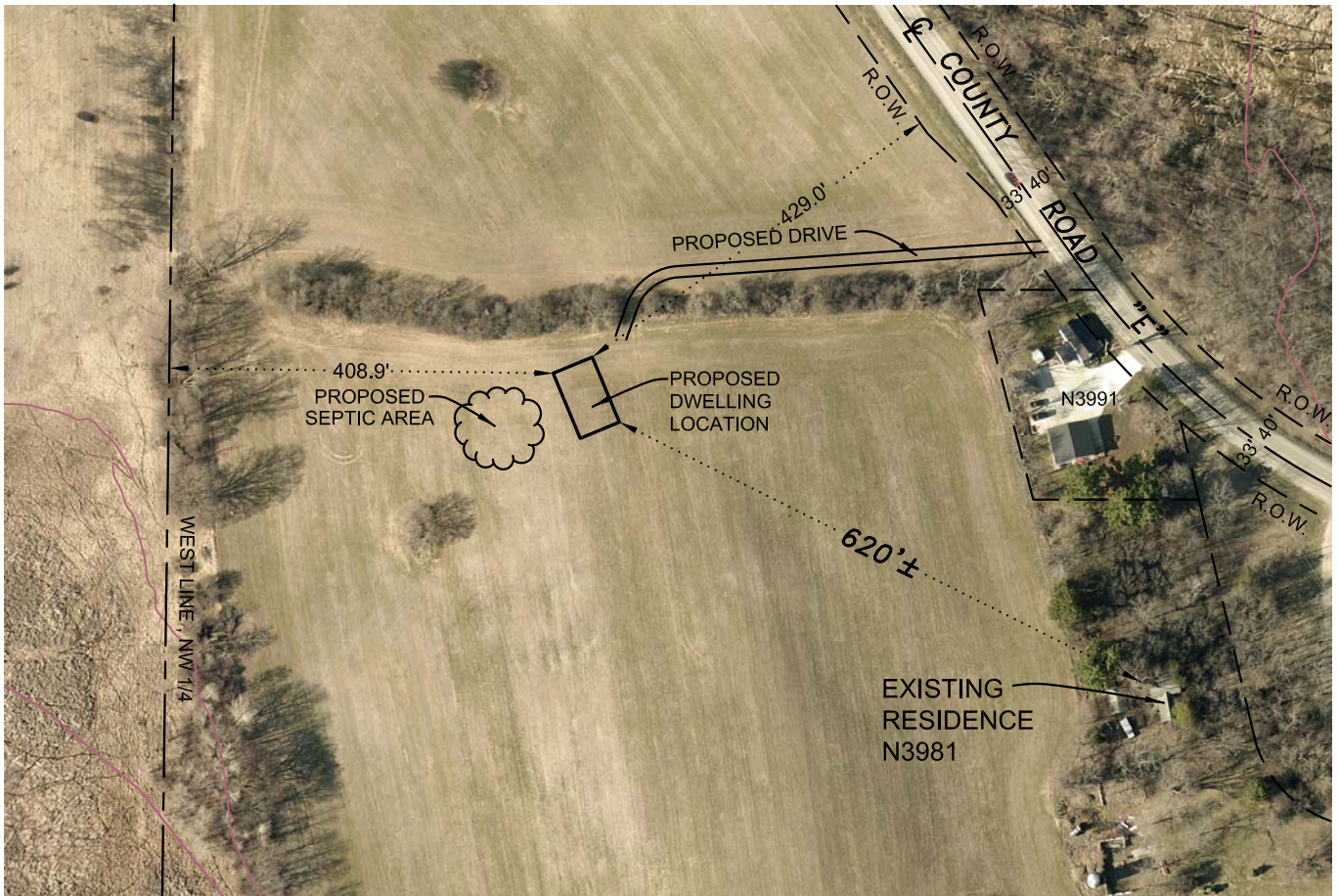
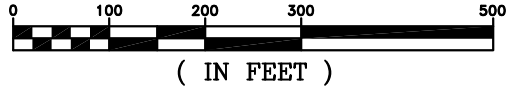
Area: 0.9 Acres

Jefferson

LOCATION SKETCH

NW CORNER, NW 1/4
SECTION 14-6-16

GRAPHIC SCALE



SW CORNER, NW 1/4
SECTION 14-6-16

NOTE:

This map was compiled from public data supplied by the Jefferson County Land information Department and is not a substitute for an actual field survey and is limited by the quality of the data from which it was assembled. The dimensions are approximate and will vary upon an actual field survey. To be used for planning purposes only.

SOUTHWEST
SURVEYING & ASSOCIATES, Inc.

W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137
262-495-4910
920-674-4884

SHEET 1 OF 1
DATE: AUGUST 12, 2024
JOB NO: B-224141

The Trustee submits that the site for which approval to relocate the farm residence is requested should be granted for the reasons noted above, as well as the following reasons as it relates to the Property located at N3981 County E, Sullivan, Wisconsin 53178:

First, the relocated site does not involve use Prime (2P) soils, as would be required if a relocated site were located within 100 feet of the existing farm residence;

Second, the relocated site avoids any environmental court orders;

Third, the proposed relocated site clusters would “cluster” a new farm home with the Property immediately to the north which is a current home site;


Fourth, in addition to the safety considerations involving relocation of the driveway, the proposed driveway parallel to an existing tree line, and accordingly, would minimize disruption of any farming operations.

If there is any additional information needed in order to present this matter to the Committee, please advise me accordingly.

My understanding is that the Committee will meet on August 26th. I would request that a copy of the Agenda be provided so that the Petitioner can be present when this matter is taken up by the Committee.

In summary, the Trustee submits that approval for the relocation of the farm home site to keep both the spirit and intent of the Zoning Code, the Trustee respectfully requests this Petition be granted.

Sincerely,


Richard C. Martin, Trustee
Janice K. Blank Revocable Trust



July 29, 2024

RE: Cold Spring Egg Farm – Manure Pelletizing Building Tax ID# 024-0516-1911-000
W2410 STH 59
Palmyra, WI

Jefferson County Planning and Zoning

Request for a Holding tank for a newly constructed building at the Cold Spring Egg Farm facility

Pelletizing manure reduces overall volume, allows for packaging, and increases sanitation of the entire facility. This building will be occupied by (2) shifts of (4) employees daily. The tank would be sized large (4000 gal.) to minimize pumping frequency and located along the south side of the building.

The building contains these plumbing fixtures:

(6) Floor Drains, (1) Site Drain, (2) Toilets, (2) Urinals, (2) Lavatories, (4) Showers, (1) Mop Sink, (2) Utility Sinks, and (1) Break Room Sink

This Egg Farm is a very large operation with 16 significant barns or buildings - of which thirteen are 400 feet long, and several other buildings or structures. The facility lies on three separate parcels. The pelletizing building footprint is approximately 300 feet x 100 feet and is located within a 106-acre parcel along with the majority of the facility. This parcel is low, with drainage ditches on the north, east, and Spring Creek on the west side of the facilities gravel drive area. Soils of the area are considered a moist/wet loamy or clayey lowland. Standing water, marsh vegetation and dark/organic-rich topsoil are present outside of the facilities' gravel drive. A soil test was not conducted due to there not being a practical area to investigate. Included with this letter are plot views of the facility giving an overview of structures, land features, soils, and elevations.

Being a food producer and considering the recent bird flu outbreaks, sanitation is a high priority at this facility. Workers entering the pelletizer building must pass through an anti-bacterial foot wash along with adhering to other sanitation measures. The sewage output composition from this building is very different than standard household sewage for which Private On-site Wastewater Treatment Systems (POWTS), other than a holding tank, are designed. Due to the large amount of sanitizers/anti-bacterial products used in this facility and the low amount of organic material anticipated, a septic system would not function as intended. Bacteria is a necessary component of a functioning septic system, both in the tank and within the soil absorption component. The bacteria that normally digests and reduces the volume of solids within the septic tank would be killed off, ultimately resulting in premature failure of the system. There is an existing in-ground septic and a mound system on-site. The mound system is located approximately 500 feet away from the pelletizer building to the southeast, at the closest points. Adding effluent from this facility to either of these would likely be detrimental to both systems due to the anti-bacterial nature of the effluent.

Please contact me if you have any questions.

Thank you,

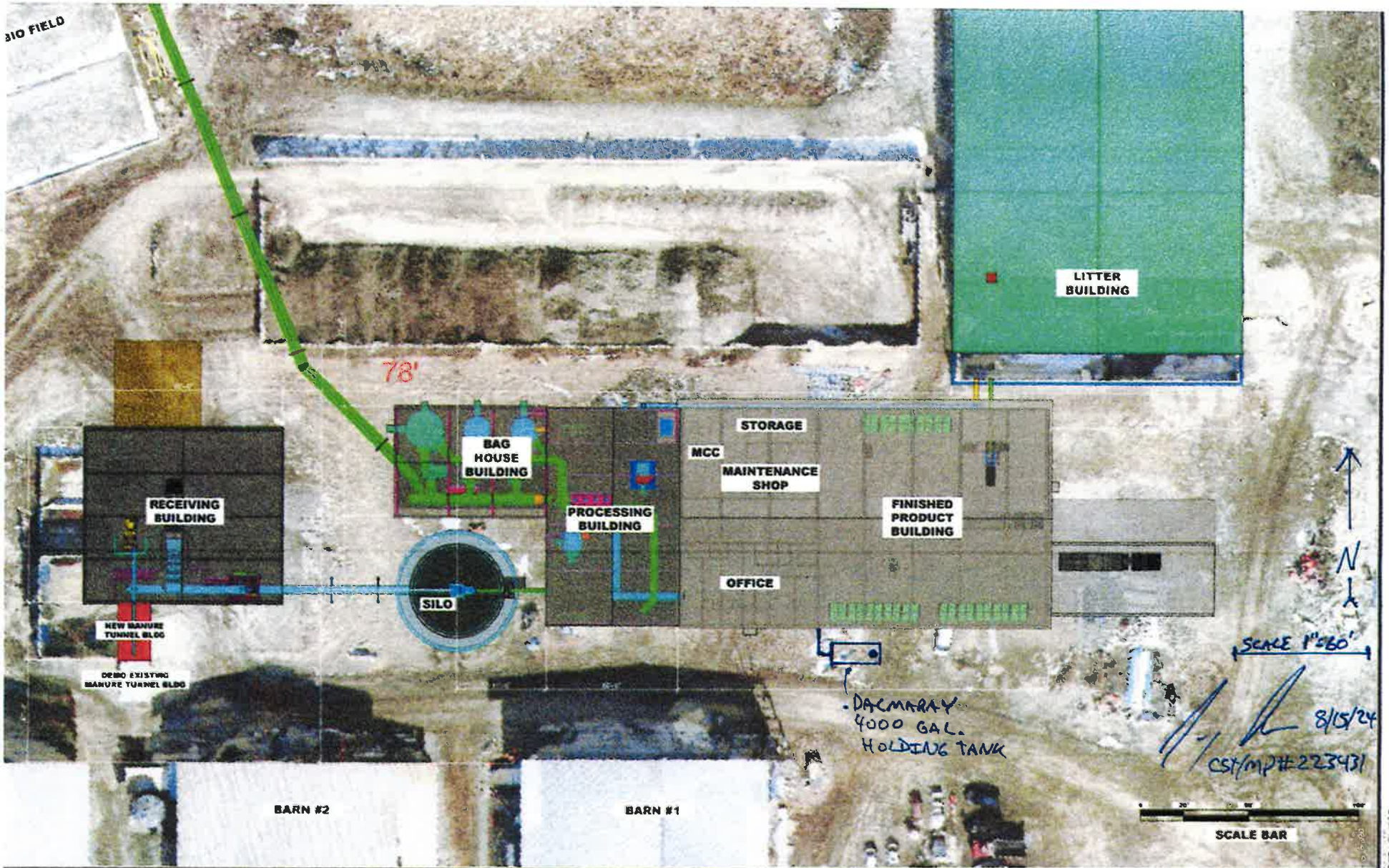
Jerry Lauer



MP/CST # 223431

Lauer Plumbing LLC

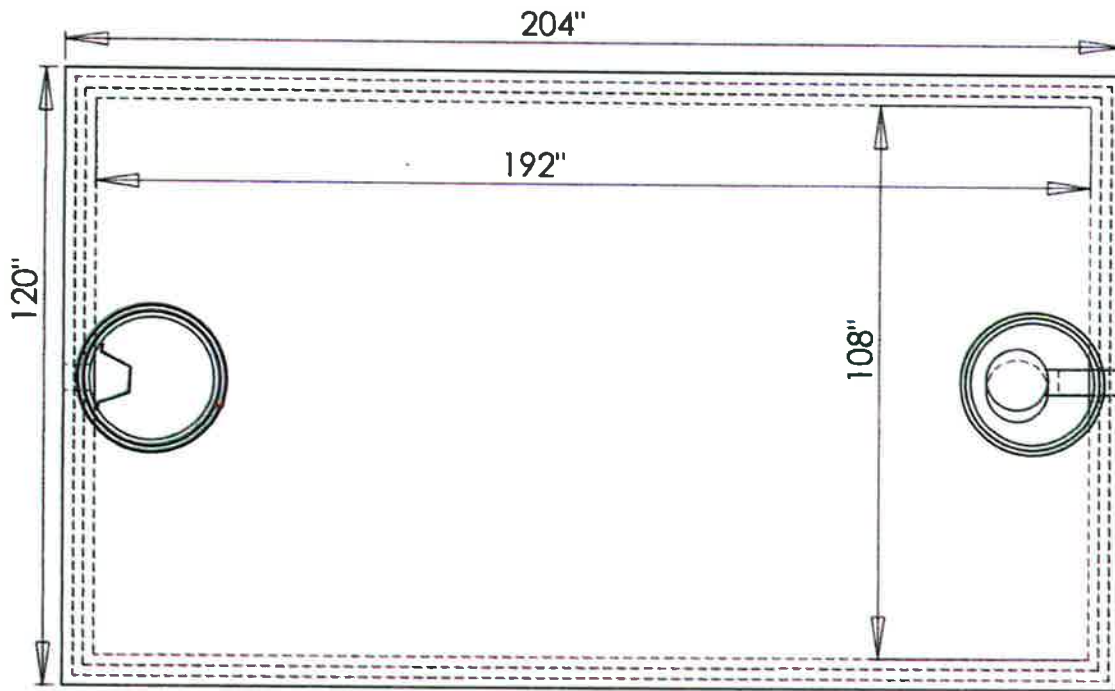
jerry@lauerplumbing.com



	1211 W. Bank St. Angola, IN 46703 Phone: 260-665-9246 Fax: 260-665-9154 www.waglerassoc.com	PROJECT NO. 2024-001 SHEET NO. 1 OF 1 DATE: 8/15/24		S&R EGG FARM PALMYRA, WISCONSIN MANURE PELLETING PLANT PLOT PLAN
	PROJECT: S&R EGG FARM SHEET: 1 OF 1 DATE: 8/15/24	DRAWN BY: [Name] CHECKED BY: [Name]	SCALE: 1" = 60' SCALE BAR	PROJECT NO. 2024-001 SHEET NO. 1 OF 1 DATE: 8/15/24

PROPOSED HOLDING TANK LOCATION

COLD SPRING EGG FARM

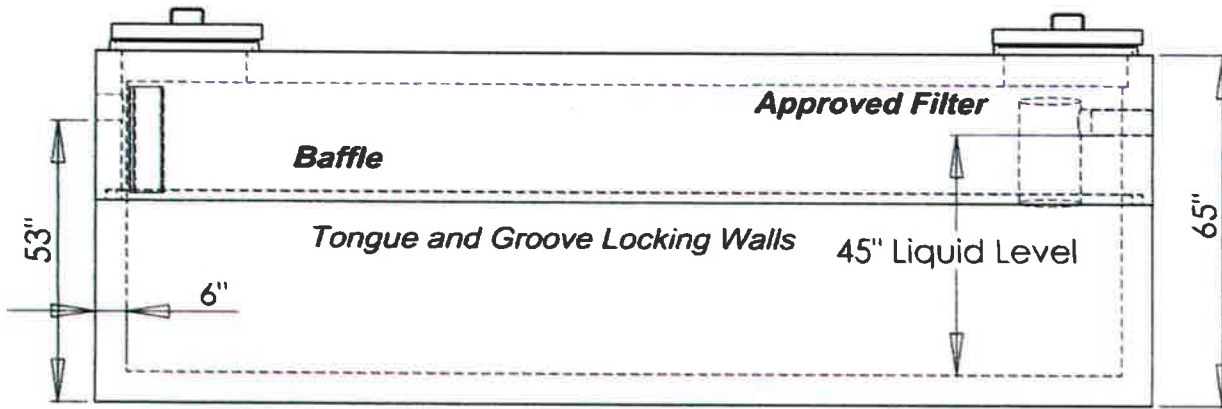


**Dalmaray Concrete
Products Inc.
Tank Model
4000**

*Model 4000 Septic, Holding, or Grease
Interceptor*

4039 gal septic
4219 gal holding
89.8 gal/in

**1934 GPD WHEN USED AS A SEPTIC TANK
BASED ON A 3 YR SERVICE INTERVAL**



DIMENSIONS:

LENGTH - 204"

WIDTH - 120"

HEIGHT - 65"

BELOW INLET - 53"

BOTTOM SECTION WEIGHT - 24000 lb.

TOP SECTION WEIGHT - 22395 lb.

MAX DEPTH OF BURY 108"



405 S. Arch St.
Janesville, WI 53548
(608)-752-6507

Toll Free: (888)-222-4541

Fax: (608)-752-5671

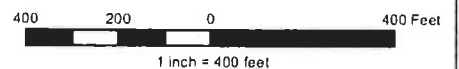
www.dalmarayconcreteproducts.com
sales@dalmarayconcreteproducts.com

COLD SPRING EGG FARM

Jefferson County Land Information



- PLSS Sections
- Municipal Boundaries
- Right of Ways
- Cartographic Lines**
- Property Boundary
- Old Lot/Meander/Other Carto-Lines
- Rail Right of Ways
- Surface Water
- Map Hooks
- Tax Parcel Information



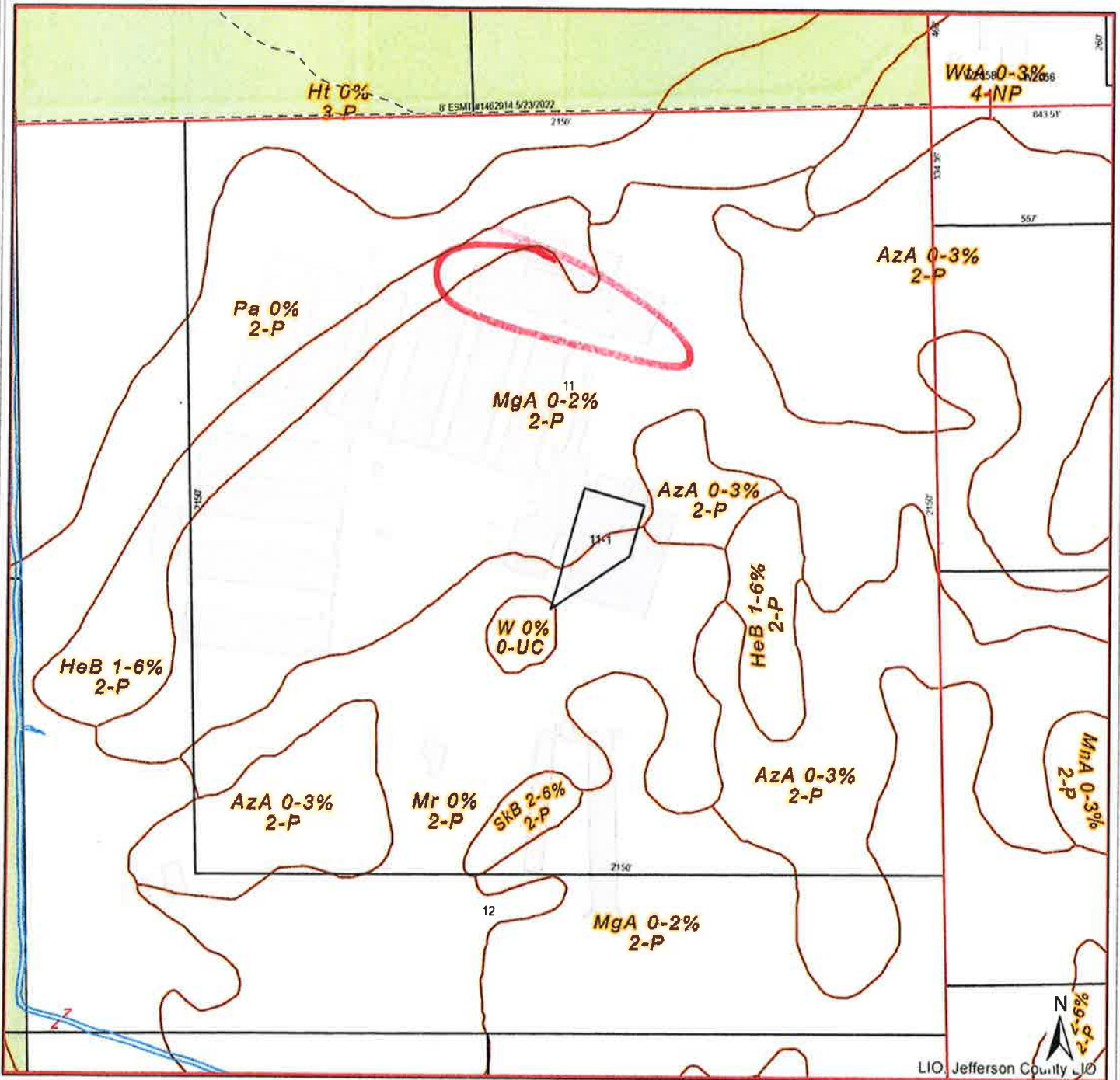
Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: July 18, 2024

Author: Public User

Jefferson County Land Information



LIO, Jefferson County, MO

- | | | |
|--|---|---|
|  PLSS Sections |  Old Lot/Meander/Other Carto-Lines |  |
|  Municipal Boundaries |  Rail Right of Ways | |
|  Right of Ways |  Surface Water | |
| Cartographic Lines |  Map Hooks | |
|  Property Boundary |  Tax Parcel Information | |



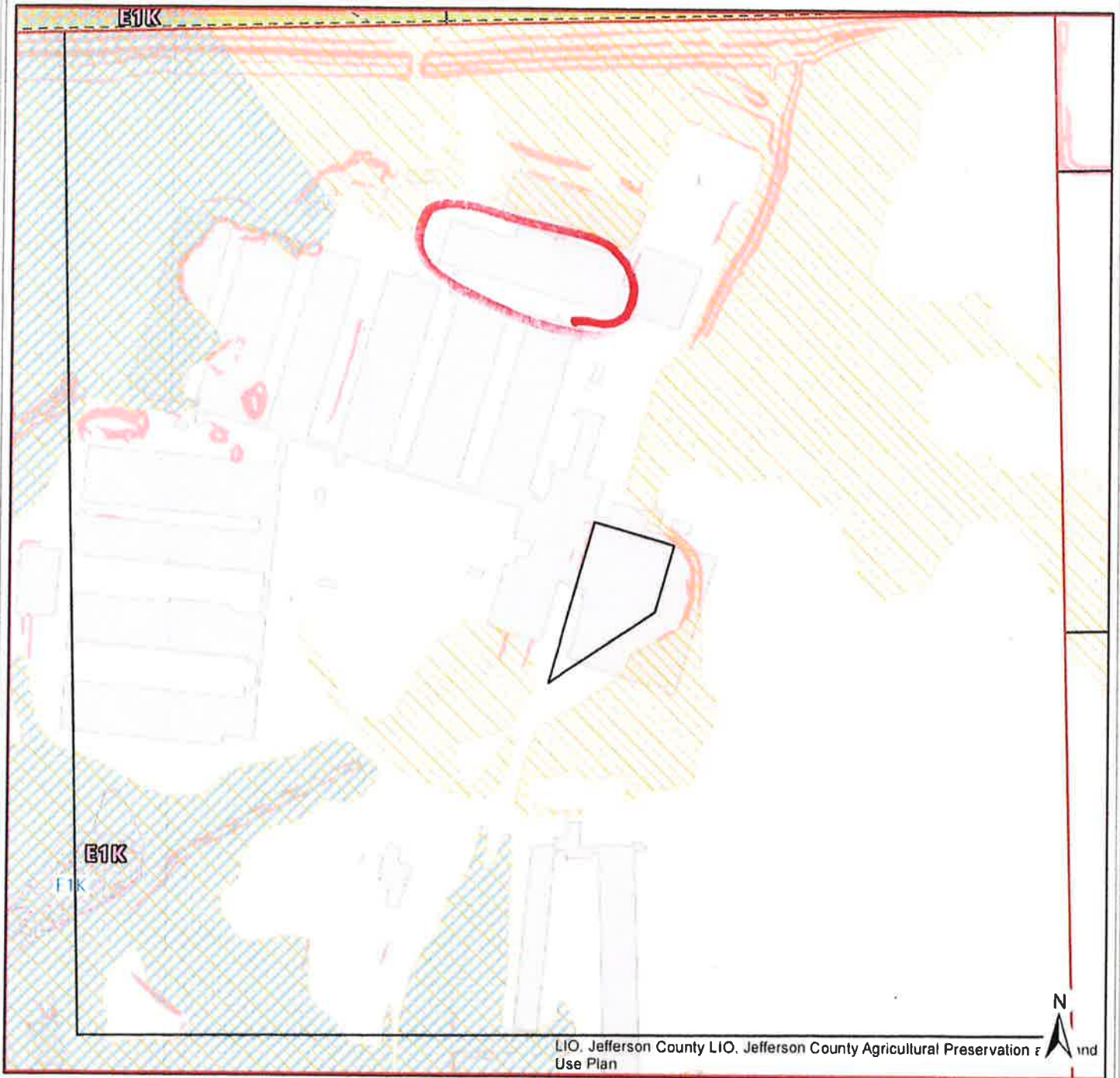
Jefferson County Geographic Information System

Printed on: July 18, 2024

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Author: Public User

Jefferson County Land Information



L.I.O. Jefferson County LIO, Jefferson County Agricultural Preservation and Use Plan

- | | | |
|-----------------------------------|----------------------------|---------------------------------------|
| PLSS Sections | Map Hooks | Flood Storage Districts 2/4/2015 |
| Right of Ways | Tax Parcel Information | Slopes > 20% - Terrain Data |
| Cartographic Lines | Personal Property | 0 - 20% Slope |
| Property Boundary | Floodplain 2/4/2015 | Slope > 20% |
| Old Lot/Meander/Other Carto-Lines | ZONE A NO BSE 1%(100 YR) | COUNTY ADOPTED |
| Rail Right of Ways | ZONE AE BSE 1% (100YR) | DNR UPDATED |
| Surface Water | 0.2% FLD HAZ (500 YR) | |



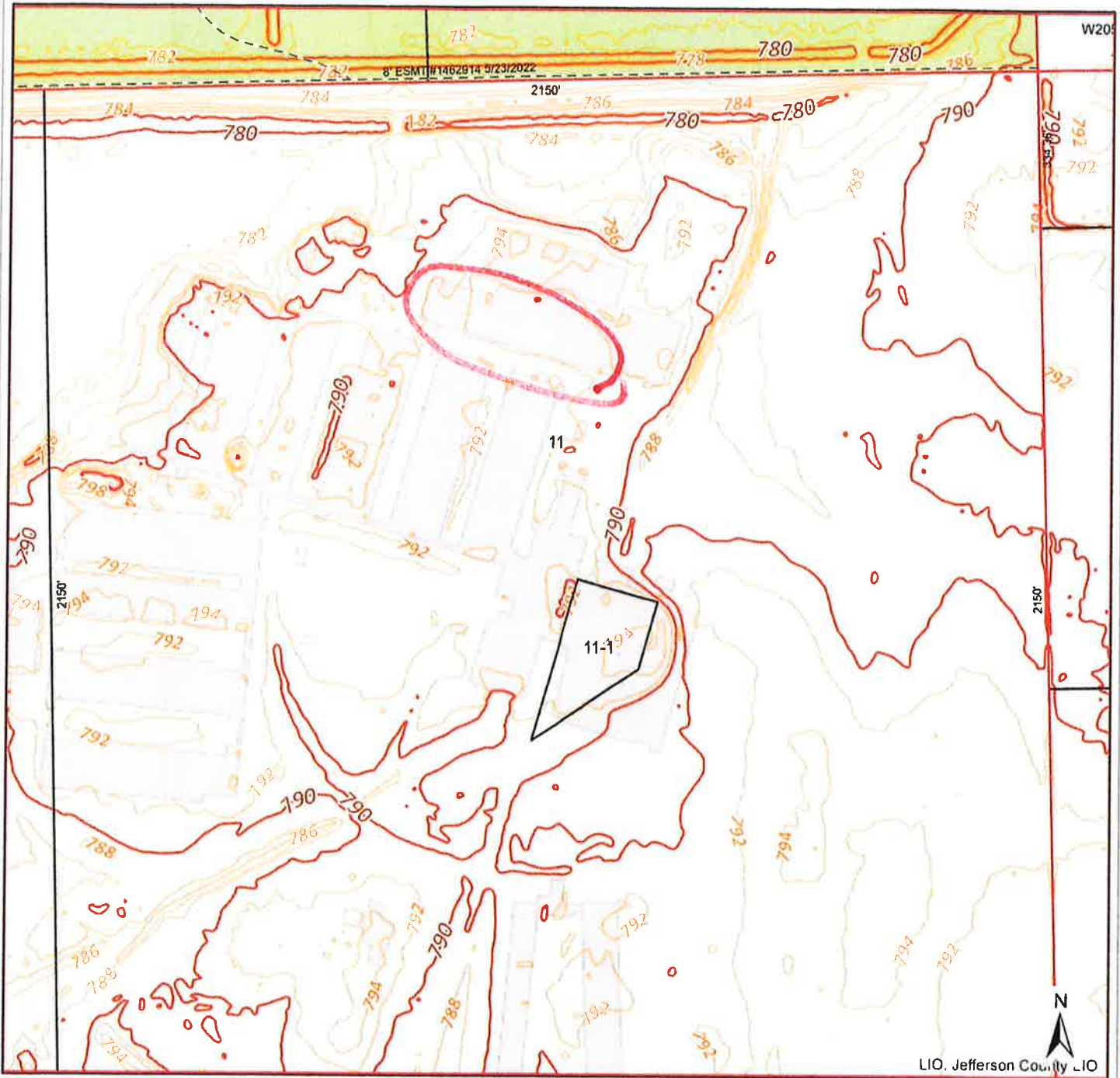
Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: August 8, 2024

Author: Public User

Jefferson County Land Information



PLSS Sections

Right of Ways

Cartographic Lines

Property Boundary

Old Lot/Meander/Other Carto-Lines

Rail Right of Ways

Surface Water

Map Hooks

Tax Parcel Information

Tax Parcels

2 ft contour interval

10 ft contour interval

50 ft contour interval

100 ft contour interval



1 inch = 300 feet

Printed on: July 18, 2024

Author Public User

Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Jefferson County Land Information Plan 2025-2027

DRAFT

**Wisconsin Land Information Program
Wisconsin Department of Administration
101 East Wilson Street, 9th Floor
Madison, WI 53703
(608) 267-3369
www.doa.wi.gov/WLIP

Version: 2024-08-19

Approved by Land Information Council on: 2024-07-23

Approved by the Jefferson County Board of Supervisors on:

CONTENTS

- EXECUTIVE SUMMARY3
- 1 INTRODUCTION5
- 2 FOUNDATIONAL ELEMENTS8
 - Parcel Mapping..... 10
 - LiDAR and Other Elevation Data 12
 - Orthoimagery..... 13
 - Address Points and Street Centerlines..... 14
 - Land Use 16
 - Zoning..... 16
 - Administrative Boundaries..... 17
 - Other Layers 19
- 3 LAND INFORMATION SYSTEM22
 - Public Access and Website Information26
- 4 CURRENT & FUTURE PROJECTS27
 - Project Plan to Maintain Searchable Format (Benchmarks 1 & 2)28
 - Project #1: Back Indexing of Documents in the Register of Deeds.....29
 - Project #2: Develop Activity or Department Focused GIS Websites29
 - Project #3: Mobile GIS and Data Collection29
 - Project #4: Update County-wide Orthoimagery30
 - Project #5: Develop Digital Maps/Story Maps of County Park System30
 - Project #6: Public Land Survey System Monument Maintenance.....31
 - Project #7: Convert County Data To Meet State and Federal NexGen 911 Standards.....31
 - Project #8: Link County Parcel Identification Number to Legal Description and Address to Register of Deeds System31
 - Project #9: Implement an Open Data Platform32
 - Project #10: Update and Upgrade GIS System32
 - Project #11: Development of Department Specific GIS Layers and Inventory of Existing Data32
 - Project #12: Development and Maintenance of Metadata33
 - Project #13: Transition from ArcMap to ArcPRO33
 - Project #14: Update and Maintain a Land Records Software and Application Development for Jefferson County.....34
 - Project #15: Enhance and Extract Current LIDAR/Elevation Data and Acquire New Elevation Data.....34
 - Project #16: Update Pictometry34
 - Other Long Term Projects Identified by County Departments.....38

EXECUTIVE SUMMARY

About this Document. This document is a land information plan for Jefferson County prepared by the land information officer (LIO) and the Jefferson County land information council. Under state statute 59.72(3)(b), a “**countywide plan for land records modernization**” is required for participation in the Wisconsin Land Information Program (WLIP). The purpose of this document is twofold: 1) to meet WLIP funding eligibility requirements necessary for receiving grants and retaining fees for land information, and 2) to plan for county land records modernization in order to improve the efficiency of government and provide improved government services to businesses and county residents.

WLIP Background. The WLIP, administered by the Wisconsin Department of Administration, is funded by document recording fees collected by register of deeds at the county-level. In 2023, Jefferson County was awarded \$71,000 in WLIP grants and retained a total of \$79,608 in local register of deeds document recording fees for land information.

This plan lays out how funds from grants and retained fees will be prioritized. However, as county budgets are determined on an annual basis with county board approval, this plan provides estimated figures that are subject to change and are designed to serve planning purposes only.

Land Information in Jefferson County. Land information is central to county operations, as many essential services rely on accurate and up-to-date geospatial data and land records. A countywide land information system supports economic development, emergency planning and response, and a host of other citizen services. The Jefferson County land information system integrates and enables efficient access to information that describes the physical characteristics of land, as well as the property boundaries and rights attributable to landowners.

Mission of the Land Information Office. In the next three years, Jefferson County’s Land Information Office strives to be recognized for its exceptional webmapping site, gains in governmental efficiencies by broadening the utilization of GIS, improvements in parcel mapping accuracy, and responsiveness to meeting the land records needs of residents, businesses, internal and external stakeholders.

Land Information Office Projects. To realize this mission, in the next three years, the county Land Information Office will focus on the following projects:

Jefferson County Land Information Projects: 2025-2027	
Project Plan	Maintain Searchable Format
Project #1	Back Indexing of ROD Documents
Project #2	Develop Activity/Department Focused GIS Websites
Project #3	Mobile GIS and Data Collection
Project #4	Update County-wide Orthoimagery
Project #5	Develop Digital Maps/Story Maps of County Park System
Project #6	Public Land Survey System Maintenance
Project #7	Convert County Data to Meet State/Federal NexGen 911 Standards
Project #8	Link PIN to Legal Description and Address in ROD System
Project #9	Implement Open Data Platform
Project #10	Update and Upgrade web-based GIS
Project #11	Development of Department Specific GIS Layers and Inventory of Existing Data
Project #12	Development and Maintenance of Metadata
Project #13	Transition from ArcMap to ArcPro

Project #14	Update and Maintain Land Records Software and Application Development
Project #15	Enhance and Extract Current LiDAR/Elevation Data
Project #16	Update County Pictometry

The remainder of this document provides more details on Jefferson County and the WLIP, summarizes current and future land information projects, and reviews the county's status in completion and maintenance of the map data layers known as Foundational Elements.

1 INTRODUCTION

In 1989, a public funding mechanism was created whereby a portion of county register of deeds document recording fees collected from real estate transactions would be devoted to land information through a new program called the Wisconsin Land Information Program (WLIP). The purpose of the land information plan is to meet WLIP requirements and aid in county planning for land records modernization.

The WLIP and the Land Information Plan Requirement

In order to participate in the WLIP, counties must meet certain requirements:

- Update the county's land information plan at least every three years
- Meet with the county land information council to review expenditures, policies, and priorities of the land information office at least once per year
- Report on expenditure activities each year
- Submit detailed applications for WLIP grants
- Complete the annual WLIP survey
- Subscribe to DOA's land information listserv
- Coordinate the sharing of parcel/tax roll data with the Department of Administration in a searchable format determined by DOA under s. 59.72(2)(a)

LAND INFORMATION

Any physical, legal, economic or environmental information or characteristics concerning land, water, groundwater, subsurface resources or air in this state.

'Land Information' includes information relating to topography, soil, soil erosion, geology, minerals, vegetation, land cover, wildlife, associated natural resources, land ownership, land use, land use controls and restrictions, jurisdictional boundaries, tax assessment, land value, land survey records and references, geodetic control networks, aerial photographs, maps, planimetric data, remote sensing data, historic and prehistoric sites and economic projections.

– Wis. Stats. section 59.72(1)(a)

Any grants received and fees retained for land information through the WLIP must be spent consistent with the county land information plan.

The Statewide Parcel Map Initiative

For Strategic Initiative grant eligibility, counties are required to apply WLIP funding toward achieving certain statewide objectives, specified in the form of "benchmarks." Benchmarks for parcel data—standards or achievement levels on data quality or completeness—were determined through a participatory planning process. Current benchmarks are detailed in the WLIP grant application, as will be future benchmarks.

WLIP Benchmarks

- Benchmark 1 & 2 – Parcel and Zoning Data Submission/Extended Parcel Attribute Set Submission
- Benchmark 3 – Completion of County Parcel Fabric
- Benchmark 4 – Completion and Integration of PLSS

More information on how Jefferson County is meeting these benchmarks appears in the Foundational Elements section of this plan document.

County Land Information System History and Context

The Jefferson County Board of Supervisors formed the Land Information Office by Resolution 90-22 on June 12, 1990. The statutory Land Information Office duties include coordinating land information projects, developing a County-wide Land Information Plan, and reviewing and recommending projects from local units of government for Wisconsin Land Information Board grants. Resolution 90-22 also established a Land Information Advisory Committee which up until recently guided the development and

implementation of the County-wide Land Information System.

The 2009 Wisconsin Act 314 required counties to form a Land Information Council to remain eligible for participation in the Land Record Modernization Program. Pursuant to Wisconsin Statute 59.72 (3m) the County Board formed the Jefferson County Land Information Council with the adoption of Ordinance 2010-09 on July 13, 2010. The Land Information Council shall review the priorities, needs, policies, and expenditures of the Land Information Office and advise the County on matters affecting the Land Information Office.

The Land Information Council works in an advisory capacity to the Jefferson County Planning and Zoning Committee and the County Board of Supervisors. Land Information Office submits policies developed by the Council to the Planning and Zoning Committee for review and recommendation to the County Board for official action.

The Jefferson County Board of Supervisors first adopted a Land Information Plan in 1992. The County revised the plan in 2000, 2005, 2011, 2016 and 2019. The Land Information Council must approve final Land Information Plan and document that approval in the final submission of the plan to DOA. County Board approval of Land Information Plans is encouraged, but not required.

Jefferson County has accomplished many of the goals and objectives outlined in 1992, 2000, 2005, 2011, 2016 and 2019 Land Information Plans. Notable projects completed included: County High Precision Geodetic Control Network, Digital Parcel Mapping, Digital Soils Survey, Digital Zoning Mapping, Digital Land Use Mapping, Zoning Permit Tracking, Document Imaging of Register of Deeds and many other land records, Public Access Interface to Geographic Information System (GIS) Layers. In most recent years, Light Detection and Ranging (LiDAR) Terrain Mapping, updates to Land Records Search and Interactive GIS websites.

County Land Information Plan Process

Counties must submit their plans to DOA for approval every three years. The 2025-2027 plan is to be completed at the end of 2024.

County Land Information Plan Timeline

- DOA release of finalized instructions by March 31, 2024.
- April – June: County compiles a draft Plan with prioritized goals and projects
- July: Land Information Council reviews and comments on draft plan
- July: Draft plan submitted to DOA, prior to the September 30, 2024 due date
- September: DOA comments addressed and final edits completed
- October: Land Information Council reviews and approves plan
- Planning and Zoning Committee reviews and recommends approval of the plan to the County Board
- Jefferson County Board of Supervisors review and adopt the Land Information Plan
- Final adopted plan submitted to DOA

Plan Participants and Contact Information

Another requirement for participation in the WLIP is the county land information council, established by legislation in 2010. The council is tasked with reviewing the priorities, needs, policies, and expenditures of a land information office and advising the county on matters affecting that office.

According to s. 59.72(3m), Wis. Stats., the county land information council is to include:

- Register of Deeds
- Treasurer
- Real Property Lister or designee
- Member of the county board
- Representative of the land information office

- A realtor or member of the Realtors Association employed within the county
- A public safety or emergency communications representative employed within the county
- County surveyor or a registered professional land surveyor employed within the county
- Other members of the board or public that the board designates

The land information council must have a role in the development of the county land information plan, and DOA requires county land information councils to approve final plans.

This plan was prepared by the county LIO, Planning and Zoning Director, the Jefferson County Land Information Council, and others as listed below.

Jefferson County Land Information Council and Plan Workgroup				
Name	Title	Affiliation	Email	Phone
*Staci Hoffman	Register of Deeds	Jefferson County Register of Deeds Office	stacih@jeffersoncountywi.gov	920-674-7235
*Kelly Stade	Treasurer	Jefferson County Treasurer Office	kellys@jeffersoncountywi.gov	920-674-7250
*Tracy Saxby	Real Property Lister/LIO	Jefferson County Land Information Office	tracys@jeffersoncountywi.gov	920-674-7254
*Steve Nass	County Board Member	Jefferson County Board	steven@jeffersoncountyywi.gov	920-648-8513
*Joanne Larson	Realtor Representative	Wayne Hayes Real Estate	Joanne.larson@waynehayesrealestate.com	920-723-0199
*Todd Lindert	Communications Supervisor	Jefferson County Sheriff's Office	toddl@jeffersoncountywi.gov	920-674-7310
*Chris Ruetten	County Surveyor	Jefferson County Land Information Office	cruetten@jeffersoncountyywi.gov	920-674-7254
*Matt Zangl	Director	Jefferson County Planning and Zoning Department	mattz@jeffersoncountywi.gov	920-674-7130
*Patricia Cicero	Director	Jefferson County Land and Water Conservation Department	patriciac@jeffersoncountyywi.gov	920-674-7121
*John Rageth	MIS/IT Director	Jefferson County Management Information Systems	johnr@jeffersoncountywi.gov	920-674-5954
Donna Haugom	Director	Jefferson County Emergency Management	donnah@jeffersoncountyywi.gov	920-674-7450
Brent Ruehlow	Director	Jefferson County Human Services	kathic@jeffersoncountywi.gov	920-674-8111
Bill Kern	Highway Commissioner	Jefferson County Highway Department	billk@jeffersoncountyywi.gov	920-674-7390
Derek Anderson	GIS Engineering Technician	Jefferson County Highway Department	dereka@jeffersoncountyywi.gov	920-674-7184
Kevin Wiesmann	Parks Director	Jefferson County Parks Department	kevinw@jeffersoncountyywi.gov	920-674-7261
Gerald Kokkonen	GIS & Land Use Specialist,	Jefferson County Land and Water Conservation	geraldk@jeffersoncountyywi.gov	920-674-7117

* Land Information Council Members designated by the plus symbol

2 FOUNDATIONAL ELEMENTS

Counties must have a land information plan that addresses development of specific datasets or map layer groupings historically referred to as the WLIP Foundational Elements. Foundational Elements incorporate nationally-recognized “Framework Data” elements, the major map data themes that serve as the backbone required to conduct most mapping and geospatial analysis.

FOUNDATIONAL ELEMENTS

- PLSS
- Parcel Mapping
- LiDAR and Other Elevation Data
- Orthoimagery
- Address Points and Street Centerlines
- Land Use
- Zoning
- Administrative Boundaries
- Other Layers

In the past, Foundational Elements were selected by the former Wisconsin Land Information Board under the guiding idea that program success is dependent upon a focus for program activities. Thus, this plan places priority on certain elements, which must be addressed in order for a county land information plan to be approved. Beyond the county’s use for planning purposes, Foundational Element information is of value to state agencies and the WLIP to understand progress in completion and maintenance of these key map data layers.

PLSS

Public Land Survey System Monuments

Layer Status

PLSS Layer Status	
	Status/Comments
Number of PLSS corners (selection, ¼, meander) set in original government survey that can be remonumented in your county	<ul style="list-style-type: none"> • Approximately 2,100 • Many of the meander corners are permanently inundated by the surface water or otherwise inaccessible
Number of PLSS corners capable of being remonumented in your county that have been remonumented	<ul style="list-style-type: none"> • 1912 or 91%
Number of remonumented PLSS corners with survey grade coordinates (see below for definition) <ul style="list-style-type: none"> • SURVEY GRADE – coordinates collected under the direction of a Professional Land Surveyor, in a coordinate system allowed by 236.18(2), and obtained by means, methods and equipment capable of repeatable 2 centimeter or better precision • SUB-METER – point precision of 1 meter or better • APPROXIMATE – point precision within 5 meters or coordinates derived from public records or other relevant information 	<ul style="list-style-type: none"> • Approximately 1015 – 53%
Number of survey grade PLSS corner coordinates integrated into county digital parcel layer (see definition of PLSS integration on page 37)	<ul style="list-style-type: none"> • Approximately 1015 – 53%
Number of non-survey grade PLSS corner coordinates integrated into county digital parcel layer	<ul style="list-style-type: none"> • Approximately 897 - 47%
Tie sheets available online?	<ul style="list-style-type: none"> • Yes
Percentage of remonumented PLSS corners that have tie sheets available online (whether or not they have corresponding coordinate values)	<ul style="list-style-type: none"> • 100%
Percentage of remonumented PLSS corners that have tie sheets available online (whether or not they have corresponding coordinate values) and a corresponding URL path/hyperlink value in the PLSS geodatabase	<ul style="list-style-type: none"> • 91%
PLSS corners believed to be remonumented based on filed tie-sheets or surveys, but do not have coordinate values	<ul style="list-style-type: none"> • 0-5
Approximate number of PLSS corners believed to be lost or obliterated	<ul style="list-style-type: none"> • 189
Which system(s) for corner point identification/ numbering does the county employ (e.g., the Romportl point numbering system known as Wisconsin Corner Point	<ul style="list-style-type: none"> • The county uses a corner numbering system that is based on the rural address system grid. The system increases from the lowest number of 101 at the southeast corner of the county to

Identification System, the BLM Point ID Standard, or other corner point ID system)?	the northwest corner of the county numbered 9797. Each section corner has a unique number.
Does the county contain any non-PLSS areas (e.g., river frontage long lots, French land claims, private claims, farm lots, French long lots, etc.) or any special situations regarding PLSS data for tribal lands?	<ul style="list-style-type: none"> • No
Total number of PLSS corners along each bordering county	<ul style="list-style-type: none"> • 220
Number of PLSS corners remonumented along each county boundary	<ul style="list-style-type: none"> • 220
Number of remonumented PLSS corners along each county boundary with survey grade coordinates	<ul style="list-style-type: none"> • Approximately 115 – 52%

Custodian

- Jefferson County employs a full time Professional Land Surveyor to maintain the PLSS system monuments and records

Maintenance

- The goal of the County Surveyor is to perform maintenance on 100 PLSS corner monuments a year and add survey grade coordinates where needed.

Standards

- Statutory Standards for PLSS Corner Remonumentation
 - s. 59.74, Wis. Stats. Perpetuation of section corners, landmarks.
 - s. 60.84, Wis. Stats. Monuments.
 - ch. A-E 7.08, Wis. Admin. Code, U.S. public land survey monument record.
 - ch. A-E 7.06, Wis. Admin. Code, Measurements.
 - s. 236.15, Wis. Stats. Surveying requirement.
- North American Terrestrial Reference Frame of 2022 (NATRF2022)
- SURVEY GRADE standard from Wisconsin County Surveyor’s Association:
 - **SURVEY GRADE** – coordinates collected under the direction of a Professional Land Surveyor, in a coordinate system allowed by 236.18(2), and obtained by means, methods and equipment capable of repeatable 2 centimeter or better precision
 - **SUB-METER** – point precision of 1 meter or better
 - **APPROXIMATE** – point precision within 5 meters or coordinates derived from public records or other relevant information

Other Geodetic Control and Control Networks

e.g., HARN, Height Mod., etc.

Layer Status

- Jefferson County installed a High Precision Geodetic Control Network in 1993 as a tri-county project with Dodge and Rock Counties under the guidance of the Wisconsin Department of Transportation (WDOT). The countywide network consists of 47 stations and 47 azimuth stations. Digital data is reported in State Plane Coordinate System, NAD83(91). WDOT conducted a Height Modernization Project adding vertical orthometric height data to about half of these stations in 2003 stations. Additional vertical control monuments were installed along level lines throughout the county.

Custodian

- WDOT has assumed custodial responsibility for the maintenance of the 47 original network stations set in 1993 in addition to the WHMP vertical stations added in 2003. The county assumes custodial responsibility for the 47 azimuth stations.

Maintenance

- The County Surveyor performs brush cutting and signage when using control stations.

Standards

- Jefferson County adheres to Standards for Geodetic Reference Systems (FGDC/FGCC standards and specifications) and Wisconsin Statutes Chapter 236.18.

Parcel Mapping

Parcel Geometries

Layer Status

- **Progress toward completion/maintenance phase:** In Jefferson County, 100% of the county's parcels are available in a commonly-used digital GIS format.
- **Projection and coordinate system:** The parcel map data is stored and maintained in an ESRI Enterprise Geodatabase in State Plane Coordinate System, South Zone, NAD 83(91) projection.
- **Integration of tax data with parcel polygons:** The county does have a parcel polygon model that directly integrates tax/assessment data as parcel attributes.
- **Online Parcel Viewer Software/App and Vendor name:** ESRI Web AppBuilder for ArcGIS was implemented to provide access to parcel data. Symbiont Inc. implemented the original site and the County has since provide upgrades to the site. It is currently hosted on the County's servers and maintained by the County.
- **Unique URL path for each parcel record:** There is a unique path to parcel related data for ever parcel that is stored in the parcel polygons. The following information is available from this path: owners, site address, billing address, property size, brief legal, assessment information, tax information, special assessments, tax credits, school district, technical college, special districts, transfer document reference, sale dates, sale amounts and link to document number. The unique URL to the additional parcel data is in the LRSURL field i.e.
https://apps.jeffersoncountywi.gov/jc/jclrs/parcel_info?pnmun=014&pntown=06&pnrang=15&pnsect=18&pnqtr=42&pnid=000

Custodian

- The Jefferson County Land Information Office is the custodian of the parcel data.

Maintenance

- **Update Frequency/Cycle:** Parcel polygons are updated by the GIS Specialist on a weekly basis for new lots and other property changes recorded in the Register of Deeds Office.

Standards

- **Data Dictionary:** A Data Dictionary for all attributes linked to the Property Ownership, Assessment and Tax System data have a dictionary in human-readable form for all information required by s. 59.72(2)(a).
- Metadata for the spatial components of the parcel mapping have been compiled in Federal Geographic Data Committee (FGDC) compliant format.

Parcels Without Land Value

Layer Status

- **Number of parcels without a land value recorded to-date:**
 - 1 parcels as of July 16, 2024
- **County geolocates/maps parcels for improvements only and without a land value by:**
 - By creating a polygon utilizing the legal description provided on the Buildings, Fixtures and Improvements document that is recorded with the Register of Deeds.

Assessment/Tax Roll Data

Layer Status

- **Progress toward completion/maintenance phase:** NA
- **Tax Roll Software/App and Vendor name:** Jefferson County maintains a custom Property Ownership, Assessment and Tax Roll data on a Custom IBM DB2 database. The County purchased programs developed by Marathon County in 1995. Management Information System Analysts have made numerous custom up-grades and changes required by state law to these programs over the past years.

- **Municipal Notes:** NA

Custodian

- Land Information Office and County Treasurer
- The Land Information Office Real Property Lister (RPL) and Administrative Assistant maintain the property ownership and upload the assessment data from local assessors on a daily basis. Special assessments, charges and taxes are computed in the fall of each year from levy information supplied by local clerks and treasurers.

Maintenance

- **Maintenance of the Searchable Format standard:** To maintain the Searchable Format standard, the county has developed a software program to export and convert fields from the assessment and tax database into a table that can be joined to the parcel mapping polygons.
- **Searchable Format Workflow:** The county maintains parcel/tax roll data in such a way that requires significant formatting every year by the county staff in-house. A searchable format conversion program is run when all of the land splits, combinations and deletions have been completed by the Real Property Lister. This table exported by the conversion program.

Standards

- Wisconsin Department of Revenue [Property Assessment Manual](#) and attendant DOR standards
- DOR XML format standard requested by DOR for assessment/tax roll data
- s70.09 Wis. Stats. Official real property lister; forms for officers
- s. 73.03(2a), Wis. Stats. Department of Revenue (DOR) – Powers and duties defined.
- s. 59.72(2)(a), Wis. Stats. Act 20 attributes are present in this data.
- s. 59.72(2)(a), Wis. Stats. Select fields are downloaded from the Property Ownership, Assessment and Tax Roll data to the GIS.

Non-Assessment/Tax Information Tied to Parcels

e.g., **Permits, Easements, Non-Metallic Mining, Brownfields, Restrictive Covenants**

Layer Status

- The County Planning and Zoning Department maintains an IBM DB2 database on Private Onsite Waste Systems, Land Use Permits, Rezoning, Variance, Conditional Use and Violation based on parcels in the Property Ownership, Assessment and Tax system. Scanned Images of these records are also stored in the County's FileDirector Document Imaging System. These records all have the potential to link to the parcel geodatabase via the parcel identification number.
- The County also maintains data on Non-Metallic Mining permits and parcels, zoning covenants limiting future divisions, soil test boring locations, septic system inspections and farmland preservation program participants.

Custodian

- Individual departments are custodial of their specific data.

Maintenance

- The databases are updated as changes occur, permits issued or inspections completed.
- Standard database maintenance procedures.

ROD Real Estate Document Indexing and Imaging

Layer Status

- **Grantor/Grantee Index:** Recorded Document reference information is stored in Fidler's Laredo system beginning with data from January of 1987. Scanned and indexed Grantee/Grantor books used before 1987 dating back to 1838 are stored in the FileDirector Document Imaging System.

- **Tract Index:** The Jefferson County Tract Index is based on the Public Land Survey System 16th section, government lot or recorded subdivision plat or certified survey map lot and block. The Tract Index started in 2009 currently contains document information back to 1943. The tract includes legal descriptions and is parcel PIN-based for documents from 1997 to current. Documents previous to 1997 are based on legal description only. All documents with a legal description are included in the tract index.
- **Imaging:** Recorded documents are stored in the Fidar Avid Imaging System. All recorded documents dating back to 1838 (the first recordings) are contained in the imaging system. They are searchable by document number or volume and page where early recordings did not use document numbers, tract and parcel identification numbers where applicable.
- **ROD Software/App and Vendor Name:** Jefferson County utilizes Fidar Technologies software:
 - AVID – county recording software
 - Laredo – subscription based software provides index and images
 - Tapestry – online single access software
 - Monarch – subscription based software provides electronic data, used by title companies and the county to transfer data to the land information system
 - Bastain – off site, secured backup host environment, reduces traffic on the county servers.

Custodian

- County Register of Deeds

Maintenance

- The Register of Deeds office scans indexes and receives paper and electronic recorded documents daily. All images and data are backed up hourly in two secured locations out of state.

Standards

- s. 59.43, Wis. Stats. Register of deeds; duties, fees, deputies.
- ch. 706, Wis. Stats. Conveyances of real property; Recording; Titles.

LiDAR and Other Elevation Data

LiDAR

Layer Status

- **Most recent acquisition year:** 2019
- **Accuracy:** NVA equates to 10 cm RMSEz, or 19.6 cm (0.64 ft) at the 95% confidence level.
- **Post spacing:** 0.71 m or 2 points per square meter
- **Contractor's standard, etc.:** Data QC results are verified using survey checkpoints as well as any vertical checkpoints provided by the client to conduct an internal blind test of the vertical accuracy. The test within GeoCue is called a "z-probe." The z-probe results are reviewed by the supervisor as well as a certified photogrammetrist to ensure that the vertical accuracy of the data meets or exceeds the specification. Any anomalies detected in the results are immediately investigated to determine the root cause, and corrective action is taken to mitigate any impact on schedule or quality.
- **Next planned acquisition year:** No planned acquisition – potentially within the next 5 years if grant funding is available
- **QL0/QL1/QL2 acquisition plans:** USGS QL2

Custodian

- Land Information Office

Maintenance

- Future acquisition

Standards

- USGS Lidar Base Specification

LiDAR Derivatives

e.g., Bare-Earth Digital Terrain Model (DTM), Bare-Earth Elevation Contours, Bare-Earth Digital Elevation Model (DEM), Digital Surface Model (DSM), Hydro-Enforced DEMs, etc.

Layer Status

- Building Footprints
- 1 and 2 foot contours
- Bare-Earth Digital Elevation Model (DEM)
- Hill shading

Custodian

- Land Information Office

Maintenance

- Update frequency every 7 to 10 years

Standards

- The project was undertaken to create a elevation modeling of Jefferson County capable of mapping 1 foot contour intervals

Other Types of Elevation Data

Layer Status

- 2004 LiDAR for the north half of the county
- 2005 for the south half of the county along with 2 foot contours and Triangular Irregular Network (TIN)
- 2012 LiDAR for entire County, 2 foot contours, bare earth points and Digital elevation model

Custodian

- Land Information Office

Maintenance

- Update as needed

Standards

- Standards followed at time of project

Orthoimagery

Orthoimagery

Layer Status

- **Most recent acquisition year:** 2023
- **Resolution:** 6 inch pixel
- **Next planned acquisition year:** 2025

Custodian

- Land Information Office

Maintenance

- Update every 3-5 years or as determined by the Land Information Council

Standards

- American Society for Photogrammetry and Remote Sensing Accuracy Standards (ASPRS) Class II at 1" = 100' map scale.

Historic Orthoimagery

Layer Status

- 2020 Color 6 inch pixel County wide
- 2018 Color 6 inch pixel developed areas and 9 inch pixel rural areas -not certified
- 2015 Color 6 inch pixel
- 2010 Color 1 foot pixel,

- 2005 Black and White 6 inch pixel for South half of County
- 2005 Black and White 6 inch pixel for North half of County,
- 2000 Black and White 1 foot pixel
- 1996 Black and White 1 foot pixel

Custodian

- Land Information Office

Maintenance

- Static

Standards

- 1996, 2000 and 2010 - ASPRS standards for 1 inch =200 feet mapping scale.
- 2004, 2005 and 2015 ASPRS for Class 1, large scale maps at 1 inch = 100 feet
- 2018 Not certified

Other Types of Imagery

e.g., Oblique Imagery, Satellite Imagery, Infra-red, etc.

Layer Status

- Spring 2023 Oblique Pictometry 6 inch County wide, 3 inch within City of Watertown and City of Lake Mills
- April 2018 Oblique Pictometry 625 community (9 inch pixel) and sectors county-wide and 114 neighborhood (6 Inch pixel) sectors in developed areas of the county.
- April 2008 Oblique Pictometry 625 community (12 inch pixel) and sectors county-wide and 107 neighborhood (5 Inch pixel) sectors in developed areas of the county.

Custodian

- Land Information Office

Maintenance

- 5 to 10 year intervals or as determined by the Land Information Council

Standards

- Proprietary - Pictometry International Incorporated

Address Points and Street Centerlines

Address Point Data

Layer Status

- An address point layer for each structure is in the enterprise geodatabase. The address points are joined to the address database maintain in the Property Ownership, Assessment and Tax system by parcel identification number and suffix to accommodate parcels with multiple addresses.

Custodian

- Land Information

Maintenance

- Weekly

Standards

- Wisconsin GIS NG9-1-1 Data Standard (Site/Structure Address Point)
- US Postal Addressing Standards Publication 28

Building Footprints

Layer Status

- Building footprints were extrapolated on a County wide basis from the 2019 LiDAR data and project

Custodian

- Land Information Office

Maintenance

- In coordination from LiDAR data collection projects or as needed

Standards

- LiDAR and LiDAR derivative standards

Other Types of Address Information

Other address points

Layer Status

- Address points for Modular Home Park Units, Campgrounds, and other large communities

Custodian

- Land Information Office

Maintenance

- 2021 complete review and update. Future updates and review as needed

Standards

- US Postal Addressing Standards Publication 28

Street Centerlines

Layer Status

- Street Centerlines for all public roads and private roads with addressing such as modular home parks

Custodian

- Land Information Office

Maintenance

- 2021 update and review as County prepares for NG9-1-1 requirements

Standards

- Wisconsin GIS NG9-1-1 Data Standard (Road Centerline)

Right of Way

Layer Status

- Ingress and egress right of ways are contained in the parcel database
- How maintained: Currently maintained as ROW lines and will be maintained within Parcel Fabric as a polygon as its own layer.

Custodian

- Land Information Office

Maintenance

- As needed

Standards

- Alignment with parcel geometries

Trails

Recreational Trails, Snowmobile Trails

Layer Status

- Bike trails, snowmobile trails (Club and County), Town Road ATV trails, hiking trails within County Parks

Custodian

- Land Information Office

Maintenance

- As needed

Standards

- Sufficient spatial accuracy for general guide maps and brochures purposes

Land Use

Current Land Use

Layer Status

- 2008 and 2018 Land Use Inventory for 16 Townships in Jefferson County

Custodian

- Land Information Office

Maintenance

- Update Frequency is 8 to 10 years as needed for general planning purposes in conjunction with updated orthoimagery.

Standards

- American Planning Association Land Based Classification Standard

Future Land Use

Layer Status

- Urban Service Areas, Limited Urban Service Area, 15 Year Growth Areas and Farmland Preservation Areas

Custodian

- Land Information Office

Maintenance

- Updated with the Comprehensive Plan and Agricultural Preservation and Land Use Plan

Standards

- s. 66.1001, Wis. Stats. Comprehensive planning.
- Farmland Preservation Planning

Zoning

County General Zoning

Layer Status

- The County does maintain a GIS representation of county general zoning boundaries.
- Layer represents all 16 Towns.

Custodian

- Land Information Office and Planning and Zoning Department

Maintenance

- As needed – zoning changes typically are approved monthly by the County Board. The zoning change takes affect once a Certified Survey Map is recorded with the Register of Deeds.

Standards

- Jefferson County Zoning Ordinance

Shoreland Zoning

Layer Status

- The County does maintain a GIS representation of county shoreland zoning boundaries.

Custodian

- Land Information Office and Planning and Zoning Department

Maintenance

- Updated as needed or required by State Law change

Standards

- Wi Stat Chapter NR 115

Farmland Preservation Zoning

Layer Status

- The County does maintain a GIS representation of county farmland preservation zoning boundaries.

- Year of certification: 2021 and 2022
- GIS Dataset is updated to reflect rezones

Custodian

- Land Information Office and Planning and Zoning Department

Maintenance

- As needed – zoning changes typically are approved monthly by the County Board. The zoning change takes affect once a Certified Survey Map is recorded with the Register of Deeds.

Standards

- Farmland Preservation Plan (Agricultural Preservation and Land Use Planning)

Floodplain Zoning

Layer Status

- The County does maintain a GIS representation of floodplain zoning boundaries.
- The county's floodplain zoning GIS data is the same as/identical to the FEMA map.
- Limited Boundary Adjustment/Fill in Flood Fringe 2015
- Letters of Maps Amendments
- Flood Insurance Study Reach Elevations 2015
- Flood Storage Areas 2015

Custodian

- FEMA and Planning and Zoning Department

Maintenance

- As required by DNR or FEMA

Standards

- FEMA Floodplain Mapping Standards

Airport Protection

Layer Status

- Not administered by the county.

Municipal Zoning Information Maintained by the County

e.g., Town, City and Village, Shoreland, Floodplain, Airport Protection, Extra-Territorial, Temporary Zoning for Annexed Territory, and/or Zoning Pursuant to a Cooperative Plan

Layer Status

- City and Village zoning is maintained by the respective municipalities.
- The County maintains extra-territorial plat review and zoning layer.

Custodian

- Local municipalities
- Land Information Office

Maintenance

- As needed

Standards

- Local ordinances

Administrative Boundaries

Civil Division Boundaries

e.g., Towns, City, Villages, etc.

Layer Status

- Municipal boundaries – county wide

Custodian

- Land Information Office

Maintenance

- Updated as needed for annexations, etc.

Standards

- Spatial alignment to parcel layer

School Districts

Layer Status

- Progress toward completion/maintenance phase: Complete
- Relation to parcels: Spatial
 - Attributes linked to parcels: Boundaries only

Custodian

- Land Information Office

Maintenance

- Boundary changes are updated as needed and when notified

Standards

- Spatial alignment to parcel layer

Election Boundaries

e.g., Voting Districts, Precincts, Wards, Polling Places, etc.

Layer Status

- Voting Wards and Supervisory District Boundaries - completed

Custodian

- Land Information Office

Maintenance

- Adjustments occur as needed or required

Standards

- Spatial alignment to parcel layer

Utility Districts

e.g., Water, Sanitary, Electric, etc.

Layer Status

- Sanitary Districts in progress

Custodian

- Land Information Office

Maintenance

- Updated and created as information is received

Standards

- Spatial alignment to parcel layer

Emergency Service Boundary – Law/Fire/EMS

Layer Status

- Law Enforcement: Completed
- Fire: Completed
- EMS: Completed

Custodian

- Land Information Office

Maintenance

- Updated as information is received

Standards

- Wisconsin GIS NG9-1-1 Data Standard (Emergency Service Boundary)

Public Safety Answering Points (PSAP) Boundary

Layer Status

- PSAP Boundary: Same as County Boundary

Custodian

- Land Information Office

Maintenance

- Update as needed and working to meet current standards

Standards

- Wisconsin GIS NG9-1-1 Data Standard (PSAP Boundary)

Provisioning Boundary

Layer Status

- Same as PSAP

Standards

- Wisconsin GIS NG9-1-1 Data Standard (Provisioning Boundary)

Lake Districts

Layer Status

- Complete – Three districts mapped

Custodian

- Land Information Office

Maintenance

- As amendments are recorded or made

Standards

- Spatial alignment with parcel data

Native American Lands

Layer Status

- None

Other Administrative Districts

e.g., County Forest Land, Parks/Open Space, etc.

Layer Status

- Parks and Open Spaces

Custodian

- Land Information Office

Maintenance

- Updated as needed

Standards

- Spatial alignment with parcel data

Other Layers

Hydrography Maintained by County or Value-Added

e.g., Hydrography maintained separately from DNR or value-added, such as adjusted to orthos; Elevation-Derived Hydrography

Layer Status

- Hydrography – surface water break lines from elevation-derived hydrography from 2019 LiDAR project

Custodian

- Land Information Office

Maintenance

- Static

Standards

- USGS Elevation-Derived Hydrography Specifications

Cell Phone Towers

Layer Status

- Complete

Custodian

- Land Information Office

Maintenance

- Updated as new towers are permit through Planning and Zoning Department

Standards

- Location based on orthoimagery and available data

Bridges and Culverts

Layer Status

- Complete
- County Hwy Culverts

Custodian

- Highway Department

Maintenance

- Updated during inspections

Standards

- Standard database procedures, sub-meter positional accuracy

Other/Miscellaneous – Land Information Office

e.g., Pipelines, Railroads, Non-Metallic Mining, Sinkholes, Manure Storage Facilities, etc.

Layer Status

- Railroads
- Non-metallic mining
- Manure Storage Facilities
- Farmland Preservation, conservation easements
- Parks Infrastructure and maintenance

Custodian

- Land Information Office

Maintenance

- Updated as needed

Standards

- Spatial alignment to parcel data

Other/Miscellaneous – County Hwy Department

Layer Status

- Maintenance Sections,
- Signs
- Invasive Species Spraying
- Beam Guard
- Road Centerlines
- Pavement Age & PASER Rating
- Segment ID
- Pavement & Shoulder Width
- Advisory Curves
- Speed Limits
- Passing zones
- Utility Permits
- Driveway/Work in Right-of-way Permits
- Retaining Walls

Custodian

- Hwy Department

Maintenance

- Updated as needed

Standards

- Standard database procedures, sub-meter positional accuracy for most features

3 LAND INFORMATION SYSTEM

The WLIP seeks to enable land information systems that are both modernized and integrated. Integration entails the coordination of land records to ensure that land information can be shared, distributed, and used within and between government at all levels, the private sector, and citizens.

One integration requirement is listed under s. 16.967(7)(a)(1), Wis. Stats., which states that counties may apply for grants for:

The design, development, and implementation of a land information system that contains and integrates, at a minimum, property and ownership records with boundary information, including a parcel identifier referenced to the U.S. public land survey; tax and assessment information; soil surveys, if available; wetlands identified by the department of natural resources; a modern geodetic reference system; current zoning restrictions; and restrictive covenants.

This chapter describes the design of the county land information system, with focus on how data related to land features and data describing land rights are integrated and made publicly available.

Current Land Information System **Diagram of County Land Information System**



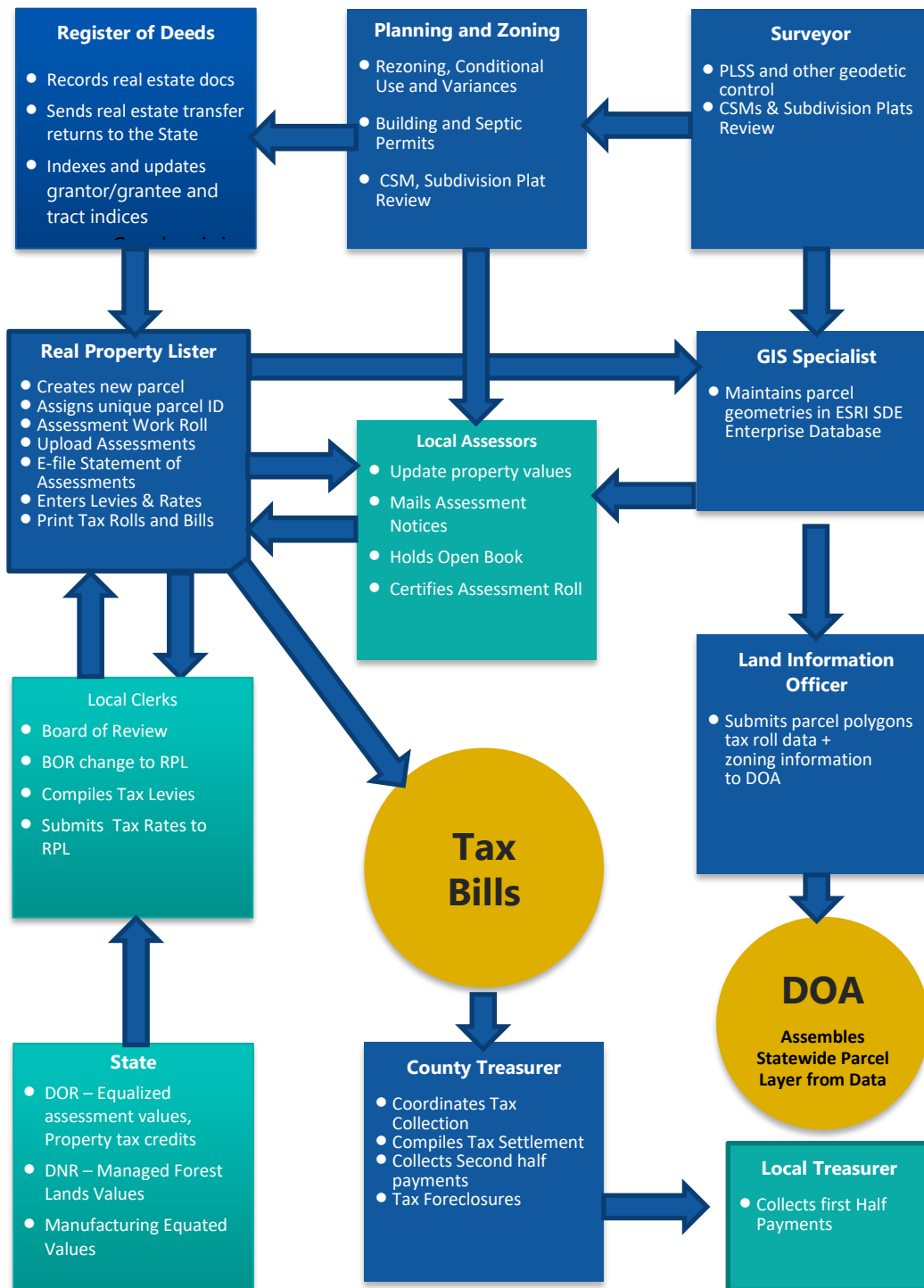
Figure 1. Jefferson County Land Information System

County Parcel Data Workflow Diagram

The workflow diagram for GIS parcel and property assessment and tax workflow depicts:

- Major components of parcel data, referenced by s. 59.72(2)(a), including:
- parcel polygons, 2) tax roll data, and 3) zoning information
- Integration of parcel polygons with other data/attributes, if applicable
- Departments/offices/staff involved with the creation and maintenance of parcel data

Figure 2. GIS Parcel and Property Assessment and Tax Workflow



Technology Architecture and Database Design

This section refers to the hardware, software, and systems that the county uses to develop and operate computer systems and communication networks for the transmission of land information data.

Hardware

- The County Management Information Systems (MIS) Department maintains HP servers running in a virtual windows environment process GIS, Fidlar Register of Deeds, FileDirector and public access websites. IBMi hardware is used to process property assessment, tax and land use permitting programs. A Nimble storage area network (SAN) is used to store data in multiple locations. Unitrends backup hardware is utilized as a strategy for continuity of operations. All major county facilities are connected through a fiber optics network. A large format scanner/copier/printer is located in the Land Information office. Two mid-size plotters are located in Land and Water Conservation.
- UAS/Drone - Quadcopter with 12 mega-pixel camera – still photo, video and 3D modeling and utilize ESRI Drone2Map.

Software

- ESRI Desktop, ArcGIS Server, ArcGIS Web App Builder, ArcGIS online software and SQL databases are the main software components county GIS systems. Fidlar Technologies software AVID, Laredo and Tapestry are used in the Register of Deeds Office. FileDirector software is used for storage of larger volume document outside of the Register of Deeds recorded documents.
- **County currently uses ArcGIS Pro:** Yes
- **County plans to upgrade to ArcGIS Pro:** Yes, be estimated date: 2023

Website Development/Hosting

- The Land Records Search site for general public access to property ownership, assessment, permits, petitions, and taxes was developed by MIS Systems Analysts and is hosted by the county.
- The county GIS site was developed in ArcGIS Web App Builder by a contracting with Symbiont as GIS consultant out of West Allis Wisconsin. The website is hosted and maintained by the county GIS staff.

Metadata and Data Dictionary Practices

Metadata Creation

- **Metadata creation and maintenance process:** Metadata has been compiled on most major layers and is updated as time allows or when changes are required.

Metadata Software

- **Metadata software:** Metadata for map layers is created with ArcCatalog and stored within the geodatabase
 - The software does generate metadata consistent with the FGDC Content Standard for Digital Geospatial Metadata, and ISO geographic metadata standard 19115.
- **Metadata fields manually populated:** Description, Data Use and Attributes are manually populated.

Metadata Policy

- **Metadata Policy:** The County does not have a minimum metadata policy.

Municipal Data Integration Process

- Local assessors submit assessed values for uploading to the IBM DB2 database for municipality. Assessors provide summaries for review and verification of the upload process. Tax bill information is exported to local Treasurer for first half collection. First half payments are uploaded to the county system for settlement and collection of second half payment. The City of Watertown is the only municipality that collects all payments through the end of July.

Public Access and Website Information

Public Access and Website Information (URLs)

Public Access and Website Information

GIS Webmapping Application(s)

Link - URL	GIS Download Link – URL	Real Property Lister Link - URL	Register of Deeds Link - URL
https://jeffarcgis.jeffersoncountywi.gov/apps/Publicgismr/	No download site available at this time. Data requests can be made to the Land Information Office	https://apps.jeffersoncountywi.gov/jc/JCLRS	https://tapestry.fidlar.com/Tapestry2/Default.aspx

Single Landing Page/Portal for All Land Records Data

URL

https://www.jeffersoncountywi.gov/departments/land_information/land_records_online.php

Web Services/REST End Points

URL

<https://jeffarcgis.jeffersoncountywi.gov/ArcGIS/rest/services>

County Webpage with Link to Statewide Parcel Map (www.sco.wisc.edu/parcels/data)

URL

https://www.jeffersoncountywi.gov/departments/land_information/land_records_online.php

Municipal Website Information

Municipal Website	Municipal Website URL
City of Fort Atkinson GIS Web Map	https://fortgis.maps.arcgis.com/apps/webappviewer/index.html?id=9db23942905f498f84eb566639e5b450
City of Watertown GIS Web Map	https://gis.cityofwatertown.org/apps/watertownpublicgis/

Data Sharing

Data Availability to Public

Data Sharing Policy

- The Land Information Office has a fee schedule for making copies of GIS data and other custom services.

Open Records Compliance

- The fee and service charges are consistent with the Wisconsin's Open Records Law

Data Sharing Restrictions and Government-to-Government Data Sharing

Data Sharing Restrictions

- Jefferson County does not restrict use or license data provided under the fee schedule

Government-to-Government Data Sharing

- Jefferson County has a standing policy of sharing data with other government entities and some non-profits at no charge. Parties receiving this data are required to implement a data sharing agreement that puts some restrictions on the redistribution of data provided under fee waivers.

Training and Education

- Jefferson County is a group member of the Wisconsin Land Information Association and sends three to five staff to the annual conference each year. County Departments are active members of educational organizations such as Land Information Officers Network, Register of Deed Association, County Code Administrators, Wisconsin Real Property Lister Association, County Land Water Conservationist Association and County Treasurer Association.

4 CURRENT & FUTURE PROJECTS

This chapter lists the current and future land information projects the county is currently undertaking or intends to pursue over its planning horizon. A project is defined as a temporary effort that is carefully planned to achieve a particular aim. Projects can be thought of as the means to achieving the county's mission for its land information system.

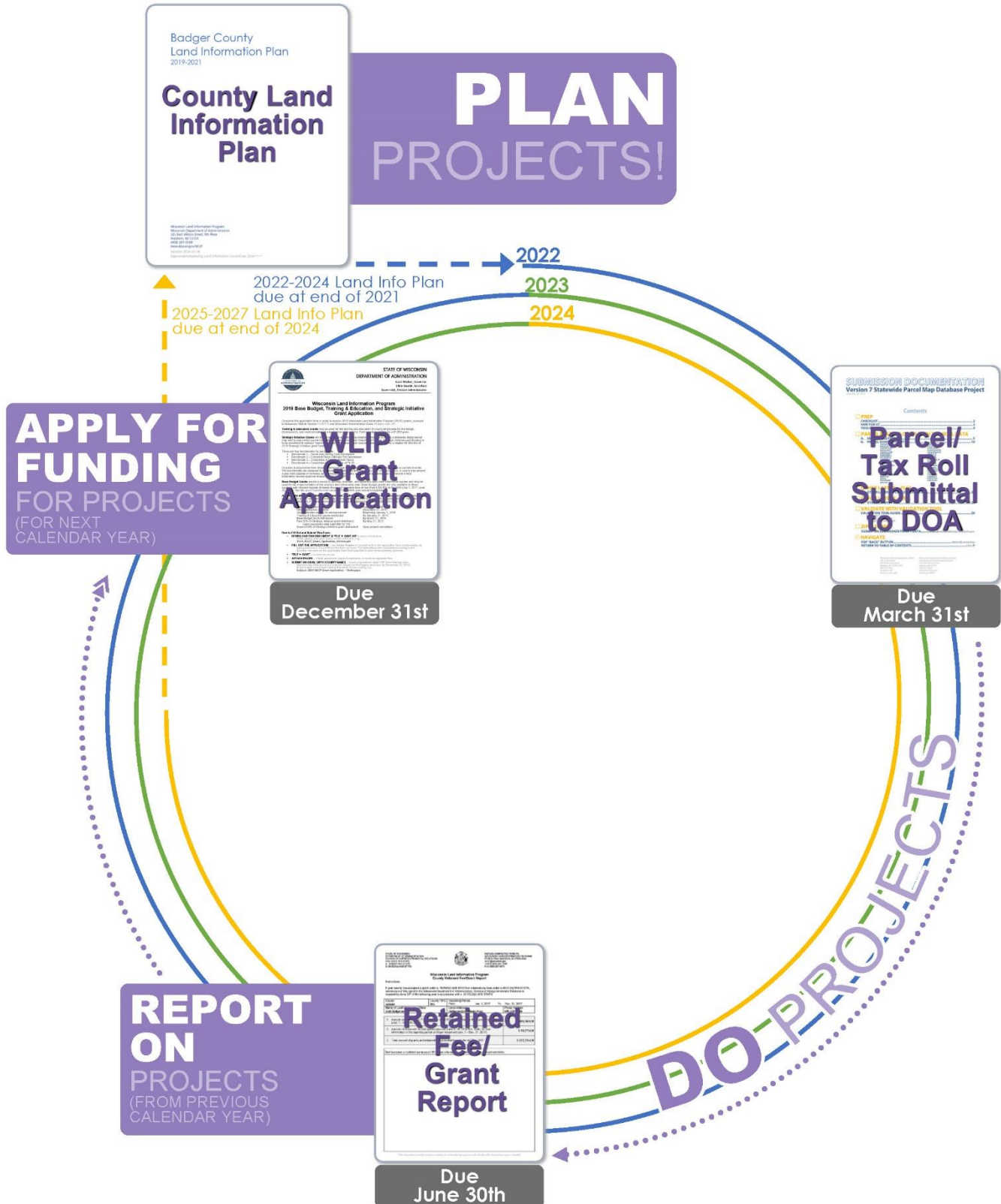


Figure 2. The WLIP Land Information Plan/Grant Project Cycle

Project Plan to Maintain Searchable Format (Benchmarks 1 & 2)

Project Title: Project Plan to Maintain Searchable Format (Benchmarks 1 & 2)

Project Description

How Searchable Format Will Be Maintained

- Implement a time and cost-effective process for maintaining searchable format standards as established by DOA.
- County staff (Land Information Office Director, GIS Specialist, Real Property Lister and MIS Systems Analyst) will work together to prepare, clean and upload County parcel data into a form acceptable by the DOA.
- Land Info Spending Category: Other Parcel Work

Business Drivers

- Yearly review of the County's parcel data allows the County to maintain accurate data and minimize imperfections

Objectives/Measure of Success

- The objective is to continue to meet the Searchable Format for Benchmarks 1 & 2 (Parcel and Zoning Data Submission, Extended Parcel Attribute Set Submission).

Project Timeframes

- Yearly maintenance begins shortly after January 1st of each year and concludes by March 31st or once the data is submitted to the State

Responsible Parties

- Land Information Office and Management Information System

Estimated Budget Information

- See table at the end of this chapter for project budget information.

Project #1: Back Indexing of Documents in the Register of Deeds

Project Description

- Back index recorded documents in grantor/grantee and tract index back to 1955. The computer grantor/grantee index has data going back to 1987. The Register of Deeds Office has been tract indexing prior years as time allows and have completed back to 1982.
- Land Info Spending Category: Other Parcel Work

Business Drivers

- Title searchers are required to go back 30 to 60 years in some cases
- Manual searching is time consuming
- The County finds it beneficial to have as many documents indexed as possible

Objectives/Measure of Success

- Complete indexing of recorded documents back to 1955

Project Timeframes

- Yearly until objective is met

Responsible Parties

- Register of Deeds

Estimated Budget Information

- See table at the end of this chapter.

Project #2: Develop Activity or Department Focused GIS Websites

Project Description

- Develop activity focused GIS websites to provide easily accessible information for specific users and other development focused needs such as County Parks, Land and Water conservation, Zoning, Emergency Management, Health Department, Highway Department and Fair Park. These more focused GIS Websites would contain concentrated subject matter that brings information to the end user in a way that is designed to display needs based information.
- Land Info Spending Category: Website Development/Hosting Services

Business Drivers

- Provides for a better experience in parks, trails and outdoor recreation. Data is coalesced into a platform where end users can easily find what they need. Affords the opportunity to deliver additional information that may not be noticed in the general GIS Public Viewer

Objectives/Measure of Success

- GIS site(s) focused on particular needs and delivers information in an efficient and effective manner

Project Timeframes

- Ongoing

Responsible Parties

- Land Information Office in collaboration with affected Departments

Estimated Budget Information

- See table at the end of this chapter.

Project #3: Mobile GIS and Data Collection

Project Description

- Expand Utilization of mobile GPS/GIS technology to access, collect and maintain land information during field operations. Eliminate duplication by updating databases directly from the field with phones or tablets. Currently information for many field inspections are handwritten and entered on return to the office. This technology would be used by Planning and Zoning for documenting inspections of private onsite waste treatment systems and investigations of ordinance violations, Land and Water Conservation for compliance inspections on farms and mines and Parks

Department for facility management in parks and flood mitigation properties. This could also include other departments who complete field work such as the County Highway Department.

- Land Info Spending Category: Hardware and software, Administrative Activities and Management

Business Drivers

- Mobile access will reduce time needed for printing and organizing maps and documents. Database updates from the field will eliminate the need for some manual forms (less paper).
- Data could be projected onto the internal and public GIS website for easy access by the public and county staff

Objectives/Measure of Success

- Efficient and effective method of collecting field data and importing into County Database or reports

Project Timeframes

- Ongoing

Responsible Parties

- Land Information Office in collaboration with affected Departments

Estimated Budget Information

- See table at the end of this chapter.

Project #4: Update County-wide Orthoimagery

Project Description

- Update County-wide orthoimagery at the direction of the Land Information Council (every 5 years or less)
- Land Info Spending Category: Orthoimagery

Business Drivers

- High accuracy orthoimagery is used by multiple county departments on a daily basis. The imagery is also used by local, state and federal agencies. The more up to date the imagery is the more reliable the information.

Objectives/Measure of Success

- Provide up to date orthoimagery on County GIS

Project Timeframes

- 2025 and 2028

Responsible Parties

- Land Information Office

Estimated Budget Information

- See table at the end of this chapter.

Estimated Budget Information

- See table at the end of this chapter.

Project #5: Develop Digital Maps/Story Maps of County Park System

Project Description

- Develop a digital map/story maps of county parks and areas of interest to provide a self-guided tour.
- Land Info Spending Category: Administrative Activities and Management

Business Drivers

- Providing areas of interest and an interactive system will help draw stakeholders to the area and increase county tourism

Objectives/Measure of Success

- Completed digital maps and available to stakeholders

Project Timeframes

- 2026

Responsible Parties

- Land Information Office and Parks Department

Estimated Budget Information

- See table at the end of this chapter.

Project #6: Public Land Survey System Monument Maintenance

Project Description

- Maintain all public land survey monuments, ties and reference benchmarks in Jefferson County. The County Surveyor reviews and remonuments corners as time permits. Corners are prioritized by their importance, location, need and availability. Local surveyors may request certain corners to be reviewed by the County Surveyor-
- Land Info Spending Category: PLSS

Business Drivers

- Jefferson County has spent considerable resources remonumenting the entire County over the past several years. A complete and accurate PLSS is the backbone to the land records system. Surveyors and other professionals rely on the monuments and their supporting data.

Objectives/Measure of Success

- All or a majority of monuments placed and stable.

Project Timeframes

- Yearly review and remonumentation

Responsible Parties

- County Surveyor

Estimated Budget Information

- See table at the end of this chapter.

Project #7: Convert County Data To Meet State and Federal NexGen 911 Standards

Project Description

- Convert, update and implement County data to meet the State standard for NexGen 911
- Land Info Spending Category: Address Points, Street Centerlines

Business Drivers

- Uniform data across the state for emergency responders

Objectives/Measure of Success

- Data in an acceptable format that meets State requirements

Project Timeframes

- Anticipated completion 2025, then enter maintenance phase

Responsible Parties

- Land Information Office

Estimated Budget Information

- See table at the end of this chapter.

Project #8: Link County Parcel Identification Number to Legal Description and Address to Register of Deeds System

Project Description

- Maintain Fidlar Pintegrity to link Parcel Identification Number to legal description and address in Register of Deeds system
- Land Info Spending Category: Other Parcel Work

Business Drivers

- Increase searching capabilities and ease of identifying documents

Objectives/Measure of Success

- Provide easier searches by Parcel Number or address in Register of Deeds System

Project Timeframes

- Begin 2021 end 2022

Responsible Parties

- Register of Deeds and Land Information Office

Estimated Budget Information

See table at the end of this chapter.

Project #9: Implement an Open Data Platform

Project Description

- Create an open data platform for stakeholders to access and download county data
- Land Info Spending Category: Software

Business Drivers

- Data requests occupy county staff time and creating an open data platform would reduce staff time and make data easily available to stakeholders

Objectives/Measure of Success

- Interface for stakeholders to access and download data

Project Timeframes

- 2025

Responsible Parties

- Land Information Office

Estimated Budget Information

See table at the end of this chapter.

Project #10: Update and Upgrade GIS System

Project Description

- Review the County's current web-based GIS for inefficiencies and implement updates to create a reliable and fast web-based GIS for internal and external stakeholders
- Implement new and enhance existing web mapping tools
- Review the County's current GIS architecture for upgrades and improvements included, but not limited ERSI Portal, server vs. cloud configuration
- Land Info Spending Category: Website Development/Hosting Services

Business Drivers

- The web-based GIS is a tool for external and internal stakeholders to access data, many of which utilizes it daily. It is important for the County to have a reliable GIS system to stakeholders to use.

Objectives/Measure of Success

- Reliable, efficient, and effective web-based GIS for stakeholders to use

Project Timeframes

- Yearly

Responsible Parties

- Land Information Office and contractors

Estimated Budget Information

See table at the end of this chapter.

Project #11: Development of Department Specific GIS Layers and Inventory of Existing Data

Project Description

- Development department specific GIS layers to streamline daily workflows. Example: POWTS

- permits and soil tests, emergency management plans
- Land Info Spending Category: Other Parcel Work

Business Drivers

- County Departments have large amounts of data that are used frequently but are not available electronically. Mapping and incorporating this data will help provide more data to stakeholders.

Objectives/Measure of Success

- New specific GIS layers
- Inventory of all GIS layers

Project Timeframes

- Ongoing and yearly

Responsible Parties

- Land Information Office in collaboration with effected department

Estimated Budget Information

See table at the end of this chapter.

Project #12: Development and Maintenance of Metadata

Project Description

- Develop and maintain metadata for county created and maintained data
- Update metadata for all datasets that are part of the County Land Information Office.
- Land Info Spending Category: Administrative Activities/Hosting Services

Business Drivers

- Some current data sets contain missing or outdated metadata and enhancing the metadata creates a more user friendly system.

Objectives/Measure of Success

- Updated and complete metadata

Project Timeframes

- 2025-2028

Responsible Parties

- Land Information Office

Estimated Budget Information

See table at the end of this chapter.

Project #13: Transition from ArcMap to ArcPRO

Project Description

- Transition County staff from ArcMap to ArcPro/ArcGIS Online and provide sufficient training to all staff members
- Land Info Spending Category: Software

Business Drivers

- ArcMap will no longer be maintained and the County will need to transition to ArcPro

Objectives/Measure of Success

- Implementation and successful transition of ArcPro

Project Timeframes

- Anticipated completion 2025

Responsible Parties

- Land Information Office

Estimated Budget Information

See table at the end of this chapter.

Project #14: Update and Maintain a Land Records Software and Application Development for Jefferson County

Project Description

- The County currently uses an iBIMI software system designed and maintained by the Management Information System. Upgrades are needed to the system as well as the development of new applications (DOA import application, farmland preservation module, NR 151 tracking module, zoning and sanitary permitting, etc.). Upgrades may also include developing a payment tracking system related to parcels, tax payments, permits, etc.
- The County may also explore purchasing a system from a contractor.
- Land Info Spending Category: Software

Business Drivers

- Many County Departments utilize the current system and rely on the current system for data entry, management and public view.

Objectives/Measure of Success

- Land Records Software and applications that meet the needs of the County

Project Timeframes

- Ongoing

Responsible Parties

- Land Information Office in collaboration with effected department

Estimated Budget Information

See table at the end of this chapter.

Project #15: Enhance and Extract Current LIDAR/Elevation Data and Acquire New Elevation Data

Project Description

- The County has 2019 LiDAR data, but does not have an effective method of displaying the data in a user friendly format. Options include contracting with a vendor to create a user friendly method to display and utilize the data. Pictometry may be explored as part of this project.
- Land Info Spending Category: Lidar

Business Drivers

- The County has useful and accurate Lidar data that could be used by many stakeholders, however, the data is not in a user friendly version for the public to utilize.
- The County finds value in providing data to internal and external stakeholders in a format that is easy to use and understand.

Objectives/Measure of Success

- Projection of elevation data in a format that is available an understandable to the general public

Project Timeframes

- 2028

Responsible Parties

- Land Information Office

Estimated Budget Information

See table at the end of this chapter.

Project #16: Update Pictometry

Project Description

- The County has contracted multiple times to acquire Pictometry imagery for internal and external use. Most recently the data was updated in 2018. The goal is to update the County's Pictometry data and collect accurate and updated data.
- Land Info Spending Category: Lidar

Business Drivers

- The County has contracted multiple times to acquire Pictometry imagery for internal and external use. Pictometry imagery creates a 3D model of the topography and buildings for use by internal and external stakeholders. The Planning and Zoning Department, Land Information Office, Land and Water Conservation, Parks and Sheriff's Department benefit from the Pictometry imagery.
- The County finds value in providing data to internal and external stakeholders in a format that is easy to use and understand.

Objectives/Measure of Success

- Updated Pictometry that is easily viewed by internal and external stakeholders.

Project Timeframes

- 2028

Responsible Parties

- Land Information Office

Estimated Budget Information

See table at the end of this chapter.

Estimated Budget Information (All Projects) for Planning Period 2025-2027

Estimated Budget Information				
Project Title	Item	Unit Cost/Cost	Land Info Plan	Project Total
			Citations Page # or section ref.	
Project Plan to Maintain Searchable Format (Benchmarks 1 &2)	County Staff (GIS Specialist, MIS Analyst, Real Property Lister)	~\$3,000/year Staff rate of \$40/hr	Page 28	\$3,000
Project #1: Back indexing of ROD documents	Contractor	\$0.95/document \$5,000 to integrate documents into ROD system	Page 29	Appx. \$210,000
	ROD Staff (current or retired)	Hourly rate to be determined Estimated cost of \$0.50/document		\$106,000
Project #2: Focused GIS Websites	GIS Specialist	Staff hourly rate to be determined or \$35/hr	Page 29	\$10,000
Project #3: Mobile GIS and Data Collection	GIS Specialist	Staff hourly rate to be determined or \$35/hr 80-100 hours	Page 29	\$2,800 - \$3,500
	Hardware (tablets, GPS, etc.)	\$300/tablet		\$1,800
Project #4: Update County-wide Orthoimagery	Consultant Cost	\$45,000	Page 30	\$45,000
Project #5: Develop Digital Maps/Story Maps for County Parks	Land Information Office or Parks Department Staff	~\$6,000 Staff hourly rate to be determined or \$35/hr	Page 30	\$6,000
Project #6: Public Land Survey System Maintenance	County Surveyor	~\$500 hours/year	Page 31	Appx. \$20,000
Project #7: Convert Data to NexGen 911	Consultant Cost	\$20,000	Page 31	\$20,000
Project #8: Link County PIN to Legal Description and Address	MIS Staff	\$6,000 Staff hourly rate to be determined or \$35/h	Page 31	\$6,000
	GIS Specialist	~\$5,000 Staff hourly rate to be determined or \$35/hr		\$5,000
Project #9: Open Data Platform	GIS Specialist	~\$2,000 Staff hourly rate to be determined or \$35/hr	Page 32	\$2,000
	License/software	\$5,000		\$5,000
Project #10: Update and Upgrade web-based GIS	Consultant	\$30,000	Page 32	\$30,000
Project #11: Develop GIS Layers	GIS Specialist	~\$3,000 Staff hourly rate to be determined or \$35/hr	Page 32	\$3,000
Project #12: Develop Metadata	GIS Specialist	~\$6,000 Staff hourly rate to be determined or \$35/hr	Page 33	\$6,000
Project #13: Transition from ArcMap to ArcPro	Training	\$5,000	Page 33	\$5,000
	License fees (if needed)	To be determined		

Project #14: Update and Maintain Land Records Software	MIS Staff	\$25,000-\$50,000	Page 34	\$50,000
	Consultant and software	~\$200,000 Includes software and modules for all departments		\$200,000
Project #15: Enhance, Extract and Acquire LIDAR Data	Consultant for web-based platform	\$15,000	Page 34	\$15,000
Project #16: Update Pictometry	Consultant	\$80,000	Page 34	\$80,000
GRAND TOTAL				Appx. \$372,000-647,000

Note: These estimates are provided for planning purposes only. Budget is subject to change.

Other Long Term Projects Identified by County Departments

Economic Development Consortium

- Collaborate with the cities and villages to make Zoning Map and Ordinance information easily accessible in a consistent manner throughout the county

Emergency Management

- Develop an interactive web portal for maintaining and displaying the geospatial information in the All Hazards Mitigation Plan and computation of population estimates for hazardous materials (HAZMAT) site planning
- Develop a GIS road closer application to track and alert 911 dispatch, emergency responders and the general public of closers and alternative routes. Utilize recently completed inundation mapping for some areas along Lake Koshkonong and the Rock River
- Develop flood inundation mapping based on stream gauge on Crawfish River near Milford
- Develop GIS projects, routines and recourses that provide Emergency Operations Center (EOC) personnel with geospatial information that provides a clear situational awareness
- Implement routines for integrating critical and special facilities GIS data in the Computer-Aided Management of Emergency Operations (CAMEO) program, Aerial Locations of Hazardous Atmospheres (ALOHA) program and the All Hazards Mitigation Plan
- Create a GIS layer for major pipelines in the county
- Implement an interactive system for updating the flood hazard cost estimates in the All Hazards Mitigation Plan by integrating previous damage assessment data with the 2015 Flood Insurance Rate Maps (FIRM) and the upcoming floodplain restudy of the Rock River

Fair Park

- Scan and Index Fair Park Architectural and Development Plans
- Develop GIS layer for online camping registration system

Highway Department

- Develop a GIS project history layer that includes a breakdown of project cost
- Continue Integrating Unmanned Aircraft Systems (UAS) capabilities into stockpile management, construction and mapping operations
- Continue Implementing GIS traffic safety analysis that incorporates the state accident database with the accident GIS layer.
- Create as built fiber GIS layer
- Verify all highway GIS layers after construction projects are completed
- Create a GIS layer containing all highway maintenance agreements with bordering counties
- Update culvert database through culvert inspection and new ratings

Human Services

- Create a Group Housing and Adult Day Care Facilities GIS layer.
- Implement an automated GIS application for routing and scheduling of the volunteer driver program. The program coordinates the transportation needs of elderly/disabled people with about 15 volunteer drivers, part time staff drivers and the veterans van. All drivers have variable availability and home locations

Land and Water Conservation

- Update non-metallic mining portion of the property assessment and tax system to facilitate data input, permit tracking and data distribution
- Update the PACE Layer with new Agricultural Conservation Easement Properties
- Implement program oriented web mapping services for distribution of Land and Water Conservation Program data to internal and external customers
- Correlate surface water data for rivers, lakes, streams, ponds and ditches to the terrain model to identify drainage patterns and watershed boundaries
- Develop an aquatic invasive species inventory GIS layer and distribute this data on a web mapping application
- Develop high priority conservation areas by utilizing an updated LiDAR dataset, USDA HUC-12 sub-watersheds and available processing tools
- Attain local geologic data pertaining to areas of thin soils and exposed bed rock for localized nutrient management restrictions
- Create baseline aerial photography utilizing UAV technology of all current NR 135 permitted sites and update over time as needed
- Add to baseline documentation aerial photography utilizing UAS technology of all Conservation Easements where the County is a named holder or responsible for annual monitoring
- Utilize Unmanned Aerial Systems to create aerial photography, video, and data for a variety of applications including:
 - Non-metallic mining sites
 - Agricultural conservation easement sites
 - Water resources projects
 - Agricultural and conservation practice sites

Land Information Office

- Develop a dashboard web page to incorporate Land Record Search, document imaging and GIS capabilities into one web browser application
- Further Develop a multi department UAS program mapping and aerial photography capabilities
- Scan and rectify historical aerial photographs for GIS overlay

Management Information Systems

- Move appropriate GIS data to cloud based storage
- Update GIS servers as needed and implement best practice workflows for scheduled and routine system updates

Parks

- Implement biking and water trail suitability assessment system for roadways and waterways designated for biking and paddling
- Use GIS modeling capabilities to develop a Land Evaluation and Site Assessment (LESA) system to locate and assess potential sites for land and river based parks, natural areas, and land or water trail linkages for outdoor recreation
- Utilize county UAS program aerial photography to develop and promote county parks and outdoor recreation
- Continue to update and map Park assets

Planning and Zoning Department

- Create a City and Village Master Plan GIS layer for land use assessments.
- Develop a flood damage assessment application to integrate GIS, property assessment, Survey and FEMA assessment data from past and future flood events to evaluate substantial flood damage. Facilitate sharing of damage assessment data for ongoing mitigation efforts. Scan and link previous flood damage assessment paper records to damage assessment system.
- Develop database and GIS application for rezoning, conditional use and variance petitions to streamline workflows of applications, map compilation and finding of the facts to minimize duplication of data entry
- Implement workflow processing for appropriate land records processes that require actions by several county staff and or departments such as land divisions approval, intensive agricultural permits, non-metallic mining and shore land permitting
- Develop a GPS and GIS application to map new and replacement private sanitary sewage system components during the inspection process

Register of Deeds

- Develop a Tract Index GIS layer to be linked to the tract index and other search programs for quick access to parcel maps and other geospatial data

Sheriff's Department

- Integrate state accident database with accident mapping GIS layer for geospatial analysis
- Develop crime-mapping analysis that utilizes the Sheriff Department records system databases

County Treasurer

- Implement remote posting and collection system for taxes collected by local treasurers to improve the accuracy and timeliness of county tax payment records during first payment collection process
- Scan historic tax rolls